

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

302/220 Commercial Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$560,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Prahran

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/85 Caroline St SOUTH YARRA 3141	\$517,000	20/05/2021
2	5/12 Cromwell Rd SOUTH YARRA 3141	\$530,000	30/05/2021
3	2/36 Clarke St PRAHRAN 3181	\$565,000	06/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/09/2021 15:18

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$540,000 - \$560,000

Median Unit Price

June quarter 2021: \$630,500



Property Type: Apartment

Agent Comments

Comparable Properties



2/85 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$517,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment



5/12 Cromwell Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$530,000

Method: Sold Before Auction

Date: 30/05/2021

Property Type: Unit



2/36 Clarke St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$565,000

Method: Sold Before Auction

Date: 06/05/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525