

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 5/299 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$522,500

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 30/09/2024

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	1/1 Armadale St ARMADALE 3143	\$350,000	24/09/2024
2	11/77 Wattletree Rd ARMADALE 3143	\$315,000	31/08/2024
3	7/569 Orrong Rd ARMADALE 3143	\$323,000	16/08/2024

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:

14/10/2024 09:23



Property Type: Apartment

Agent Comments

Comparable Properties



1/1 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 24/09/2024

Property Type: Apartment



11/77 Wattleree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 31/08/2024

Property Type: Unit



7/569 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$323,000

Method: Private Sale

Date: 16/08/2024

Property Type: Apartment