

# 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 68 Williams Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Prahran

Period - From 01/07/2024 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	3 Camden St BALACLAVA 3183	\$1,460,000	14/12/2024
2	5 Hume St ARMADALE 3143	\$1,450,000	21/11/2024
3	14 Grosvenor St SOUTH YARRA 3141	\$1,500,000	09/10/2024

**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: 14/01/2025 11:29



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2024: \$1,410,000

## Comparable Properties



**3 Camden St BALACLAVA 3183 (REI)**

Agent Comments

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**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** House (Res)



**5 Hume St ARMADALE 3143 (REI)**

Agent Comments

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**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 21/11/2024

**Property Type:** House

**Land Size:** 163 sqm approx



**14 Grosvenor St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 09/10/2024

**Property Type:** House

**Land Size:** 190 sqm approx

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