# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 68 Williams Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ado	dress 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



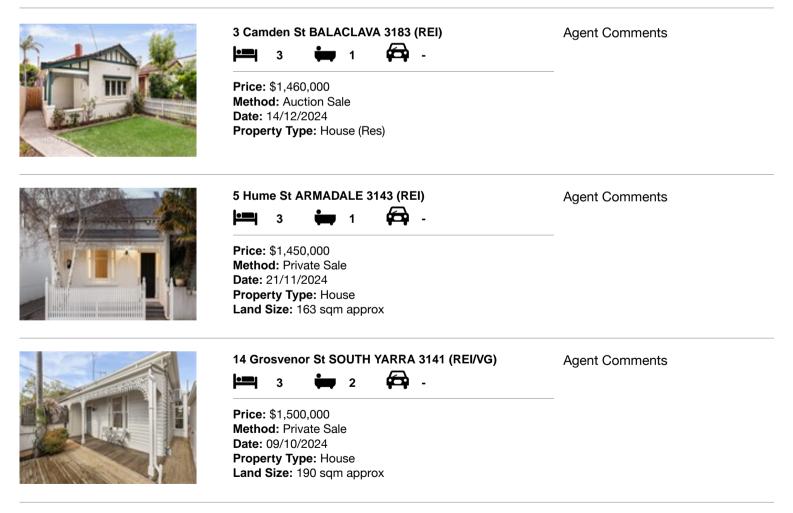






**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price September quarter 2024: \$1,410,000

# **Comparable Properties**



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



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