

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

2/36 Clarke Street, Prahran Vic 3181

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 01/01/2020 to 31/12/2020 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	1/209 Dandenong Rd PRAHRAN 3181	\$482,500	27/03/2021
2	3/59 Davis Av SOUTH YARRA 3141	\$495,000	05/12/2020
3	G02/9 Commercial Rd MELBOURNE 3004	\$500,000	05/02/2021

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:

09/04/2021 17:16

2/36 Clarke Street, Prahran Vic 3181

Lauchlan Waterfield

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending December 2020: \$575,000



Property Type: Apartment

Agent Comments

Comparable Properties



1/209 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$482,500

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



3/59 Davis Av SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$495,000

Method: Auction Sale

Date: 05/12/2020

Property Type: Apartment



G02/9 Commercial Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 05/02/2021

Property Type: Apartment

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