

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

202 / 652 HIGH STREET, PRAHRAN VIC 3181

Indicative selling price

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

Range between:

\$860,000

&

\$940,000

Median sale price

Median price

\$637,750

Property type

Apartment

Suburb

PRAHRAN VIC 3181

Period - From

28/02/2021

to

28/02/2022

Source

www.realestate.com.au

Comparable property sales

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. 12/16 Maple Grove, Toorak Vic 3142	\$875,000	05/01/2022
2. 3/264 Williams Road, Toorak Vic 3142	\$918,500	28/02/2022
3. 402/4 Sydney Street, Prahran Vic 3181	\$930,000	29/11/2021

This Statement of Information was prepared on:

25/03/2022