

# 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

202/25 Clifton Street, Prahran Vic 3181

### Indicative selling price

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

Single price

\$519,000

### Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2020

to

31/03/2020

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	106/25 Clifton St PRAHRAN 3181	\$515,000	22/02/2020
2	8/60 Chomley St PRAHRAN 3181	\$513,000	27/06/2020
3	304/25 Clifton St PRAHRAN 3181	\$501,000	20/06/2020

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:

14/07/2020 14:58



**Property Type:** Apartment

Agent Comments

## Comparable Properties

**106/25 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 22/02/2020

**Rooms:** 3

**Property Type:** Apartment



**8/60 Chomley St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$513,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** Unit



**304/25 Clifton St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$501,000

**Method:** Private Sale

**Date:** 20/06/2020

**Rooms:** 4

**Property Type:** Apartment