Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	202/25 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$519,000

Median sale price

Median price	\$603,750	Pro	perty 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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

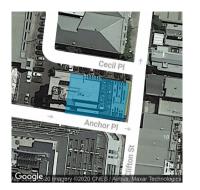
This Statement of Information was prepared on:	14/07/2020 14:58





Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$519,000 Median Unit Price March quarter 2020: \$603,750



Property Type: Apartment

Agent Comments

Comparable Properties

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

1 2 **1 4**

Price: \$515,000 Method: Private Sale Date: 22/02/2020 Rooms: 3

Property Type: Apartment

Agent Comments



8/60 Chomley St PRAHRAN 3181 (REI)

4 2 **-** 1 **-**

Price: \$513,000 Method: Auction Sale Date: 27/06/2020 Property Type: Unit **Agent Comments**



304/25 Clifton St PRAHRAN 3181 (REI)

1 2 **1** 1 🔂

Price: \$501,000 Method: Private Sale Date: 20/06/2020 Rooms: 4

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



