

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

313/15 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

304/120 GREVILLE STREET PRAHRAN VIC 3181	\$405,000	17-Dec-20
102/120 GREVILLE STREET PRAHRAN VIC 3181	\$380,000	01-Jun-20
314/87 HIGH STREET PRAHRAN VIC 3181	\$381,000	14-Oct-20

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 6 months.

This Statement of Information was prepared on: 14 July 2022



**304/120 GREVILLE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$405,000** Sold Date **17-Dec-20**

Distance -



**102/120 GREVILLE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$380,000** Sold Date **01-Jun-20**

Distance -



**314/87 HIGH STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price **\$381,000** Sold Date **14-Oct-20**

Distance -



**1001/15 CLIFTON STREET
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$265,500** Sold Date **26-May-22**

Distance -

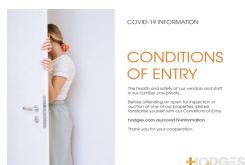


**115/270 HIGH STREET WINDSOR
VIC 3181**

1 1 1

Sold Price **\$426,000** Sold Date **08-Dec-20**

Distance -



**609/7 KING STREET PRAHRAN VIC
3181**

1 1 1

Sold Price **\$387,500** Sold Date **04-Dec-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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**109/201 HIGH STREET PRAHRAN
VIC 3181**

Sold Price

\$425,000 Sold Date **04-Dec-20**

 1  1  1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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