Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 515/15 Clifton Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$625,000		&		\$685,000			
Median sale p	rice							
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	20/28 The Avenue WINDSOR 3181	\$673,000	08/10/2023
2	1/28 Clifton St PRAHRAN 3181	\$655,500	08/07/2023
3	611/15 Clifton St PRAHRAN 3181	\$601,000	09/09/2023

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:

08/11/2023 14:40









Rooms: 3 Property Type: Apartment Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$625,000 - \$685,000 Median Unit Price September quarter 2023: \$601,000

Comparable Properties



20/28 The Avenue WINDSOR 3181 (REI)



Price: \$673,000 Method: Private Sale Date: 08/10/2023 Property Type: Unit

1/28 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

Agent Comments



Price: \$655,500 Method: Auction Sale Date: 08/07/2023 Property Type: Apartment

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611/15 Clifton St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$601,000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit

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



propertydata

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