## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	2/130 Williams Road, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$299,000

#### Median sale price

Median price	\$630,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2020	to	30/09/2021	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.

#### Address of comparable property

1	20/250 Dandenong Rd ST KILDA EAST 3183	\$295,000	23/07/2021
2	9/37 Hotham St ST KILDA EAST 3183	\$299,000	26/07/2021
3	3/9 Denbigh Rd ARMADALE 3143	\$305,000	27/07/2021

#### OR

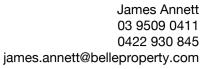
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2021 14:24



Date of sale





**Indicative Selling Price** \$299,000 **Median Unit Price** 

Year ending September 2021: \$630,000





Property Type: Apartment **Agent Comments** 

# Comparable Properties



20/250 Dandenong Rd ST KILDA EAST 3183

(REI/VG)

Price: \$295,000 Method: Private Sale Date: 23/07/2021

Property Type: Apartment

**Agent Comments** 

Agent Comments



9/37 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$299,000 Method: Private Sale Date: 26/07/2021

Property Type: Apartment



3/9 Denbigh Rd ARMADALE 3143 (REI/VG)



Price: \$305.000 Method: Private Sale Date: 27/07/2021

Property Type: Apartment

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



