

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

2/130 Williams Road, Prahran Vic 3181

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

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2020

to

30/09/2021

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	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

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Indicative Selling Price

\$299,000

Median Unit Price

Year ending September 2021: \$630,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



20/250 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$295,000

Method: Private Sale

Date: 23/07/2021

Property Type: Apartment



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

Agent Comments

1 bed 1 bath 1 car

Price: \$299,000

Method: Private Sale

Date: 26/07/2021

Property Type: Apartment



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

Agent Comments

1 bed 1 bath 1 car

Price: \$305,000

Method: Private Sale

Date: 27/07/2021

Property Type: Apartment

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