

# 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 405/25 Clifton Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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	507/16 Porter St PRAHRAN 3181	\$500,000	26/10/2023
2	102/69 Newry St WINDSOR 3181	\$495,000	01/12/2023
3	2/26 Clifton St PRAHRAN 3181	\$480,000	20/11/2023

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: 12/01/2024 15:08



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**507/16 Porter St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Apartment



**102/69 Newry St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Apartment



**2/26 Clifton St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Apartment