

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

115/85 High Street, Prahran Vic 3181

Indicative selling price

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

Range between **\$330,000** & **\$360,000**

Median sale price

Median price **\$589,444**

Property Type **Unit**

Suburb **Prahran**

Period - From **14/04/2019**

to **13/04/2020**

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	101/120 High St PRAHRAN 3181	\$360,000	31/10/2019
2	204/28 Mount St PRAHRAN 3181	\$350,000	26/02/2020
3	110/2a Henry St WINDSOR 3181	\$335,000	02/12/2019

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:

14/04/2020 14:37



Property Type:
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
14/04/2019 - 13/04/2020: \$589,444

Comparable Properties



101/120 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 31/10/2019
Rooms: 2
Property Type: Apartment



204/28 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$350,000
Method: Sale by Tender
Date: 26/02/2020
Property Type: Apartment



110/2a Henry St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 02/12/2019
Rooms: 2
Property Type: Apartment
Land Size: 957 sqm approx