

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

g03/87 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Prahran

Period - From 20/09/2020 to 19/09/2021 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	101/652 High St PRAHRAN 3181	\$705,000	12/08/2021
2	4/605 High St PRAHRAN 3181	\$690,000	24/04/2021
3	201/242 High St PRAHRAN 3181	\$670,000	09/07/2021

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:

20/09/2021 10:01

g03/87 High Street, Prahran Vic 3181



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median Unit Price
20/09/2020 - 19/09/2021: \$605,000

Comparable Properties



101/652 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$705,000
Method: Sold Before Auction
Date: 12/08/2021
Rooms: 4
Property Type: Apartment



4/605 High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment



201/242 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 09/07/2021
Property Type: Apartment

Account - Pride Real Estate Prahran | P: 03 9510 9777



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