

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

2/307 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$526,500

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2022

to

30/06/2023

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	7/310 Inkerman St ST KILDA EAST 3183	\$600,000	04/08/2023
2	2/317 Dandenong Rd PRAHRAN 3181	\$622,000	24/07/2023
3	4/10 Williams Rd PRAHRAN 3181	\$645,000	07/04/2023

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:

12/09/2023 11:39

2/307 Dandenong Road, Prahran Vic 3181



Lauchlan Waterfield

03 9509 0411

0422 290 489

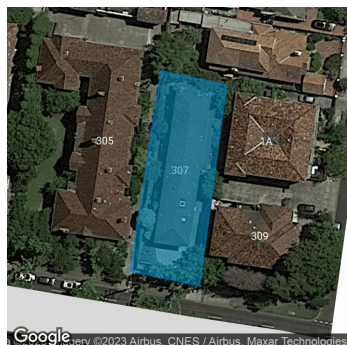
lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2023: \$526,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/310 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: Apartment



2/317 Dandenong Rd PRAHRAN 3181 (REI) **Agent Comments**

2 1 1

Price: \$622,000

Method: Private Sale

Date: 24/07/2023

Property Type: Unit



4/10 Williams Rd PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$645,000

Method: Private Sale

Date: 07/04/2023

Property Type: Apartment

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



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