Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	9/6 Closeburn Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$557,750	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024	So	urce	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

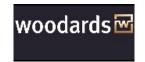
Add	dress of comparable property	Price	Date of sale
1	12/26 Wynnstay Rd PRAHRAN 3181	\$418,000	01/02/2025
2	7/55 Northcote Rd ARMADALE 3143	\$415,000	19/12/2024
3	8/22 Derby St ARMADALE 3143	\$443,000	12/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2025 11:08













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price December quarter 2024: \$557,750

Comparable Properties



12/26 Wynnstay Rd PRAHRAN 3181 (REI)

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a

Agent Comments

Price: \$418,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit



7/55 Northcote Rd ARMADALE 3143 (REI/VG)

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Agent Comments

Price: \$415,000 Method: Private Sale Date: 19/12/2024

Property Type: Apartment Land Size: 767 sqm approx



8/22 Derby St ARMADALE 3143 (REI/VG)

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Agent Comments

Price: \$443,000 Method: Private Sale Date: 12/09/2024 Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



