

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

214/153b High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$591,750

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2021

to

30/09/2022

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	604/81 Queens Rd MELBOURNE 3004	\$282,500	08/08/2022
2	605/14 Claremont St SOUTH YARRA 3141	\$310,000	24/11/2022
3			

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:

12/12/2022 04:01



Property Type: Apartment

Agent Comments

Comparable Properties



604/81 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$282,500

Method: Private Sale

Date: 08/08/2022

Property Type: Apartment



605/14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 24/11/2022

Property Type: Apartment

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.