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

614/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price | $695,000

Median sale price

Median price	$550,000	Property Type	Unit	Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023	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	515/15 Clifton St PRAHRAN 3181	$650,000	20/12/2023
2	811/478A St Kilda Rd MELBOURNE 3004	$650,000	08/01/2024
3	106/16 Porter St PRAHRAN 3181	$666,000	03/02/2024

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: | 07/02/2024 18:55

614/15 Clifton Street, Prahran Vic 3181

belle
PROPERTY

Andrew James
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0411 420 788
andrew.james@belleproperty.com

🛏 2   🛁 2   🚗 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties

515/15 Clifton St PRAHRAN 3181 (REI)

🛏 2   🛁 2   🚗 2

Price: $650,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment

Agent Comments

811/478A St Kilda Rd MELBOURNE 3004 (REI)

🛏 2   🛁 2   🚗 1

Price: $650,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment

Agent Comments

106/16 Porter St PRAHRAN 3181 (REI)

🛏 2   🛁 2   🚗 1

Price: $666,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit

Agent Comments

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