

# 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

208/153b High Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$269,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Prahran

Period - From

14/06/2021

to

13/06/2022

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	110/153b High St PRAHRAN 3181	\$279,000	23/04/2022
2	109/153b High St PRAHRAN 3181	\$275,000	20/04/2022
3	18/603 High St PRAHRAN 3181	\$252,500	24/02/2022

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:

14/06/2022 10:29



 1
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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$269,000

**Median Unit Price**

14/06/2021 - 13/06/2022: \$600,000

## Comparable Properties



**110/153b High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$279,000

**Method:** Private Sale

**Date:** 23/04/2022

**Property Type:** Apartment



**109/153b High St PRAHRAN 3181 (VG)**

**Agent Comments**

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**Price:** \$275,000

**Method:** Sale

**Date:** 20/04/2022

**Property Type:** Strata Unit/Flat



**18/603 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$252,500

**Method:** Private Sale

**Date:** 24/02/2022

**Property Type:** Apartment