

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

10/28 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

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	9/219 Alma Rd ST KILDA EAST 3183	\$605,000	26/11/2023
2	1111/15 Clifton St PRAHRAN 3181	\$595,000	10/11/2023
3	307/220 Commercial Rd PRAHRAN 3181	\$587,000	16/12/2023

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:

02/04/2024 15:22



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Property Type: Apartment

Agent Comments

Comparable Properties



9/219 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 26/11/2023

Property Type: Apartment



1111/15 Clifton St PRAHRAN 3181 (REI/VG) Agent Comments

2 2 2

Price: \$595,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment



307/220 Commercial Rd PRAHRAN 3181 (REI/VG) Agent Comments

2 1 -

Price: \$587,000

Method: Private Sale

Date: 16/12/2023

Property Type: Apartment