## 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

1/525 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$895,000		&		\$955,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	101/715 Malvern Rd TOORAK 3142	\$945,000	04/04/2024
2	4/638 Malvern Rd PRAHRAN 3181	\$935,000	22/02/2024
3	14/12 Kensington Rd SOUTH YARRA 3141	\$918,000	27/03/2024

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:

06/05/2024 10:53

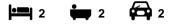


1/525 High Street, Prahran Vic 3181



Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$895,000 - \$955,000 Median Unit Price Year ending March 2024: \$550,000

# **Comparable Properties**



101/715 Malvern Rd TOORAK 3142 (REI/VG) Agent Comments



Price: \$945,000 Method: Private Sale Date: 04/04/2024 Property Type: Apartment

Agent Comments





Price: \$935,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment

14/12 Kensington Rd SOUTH YARRA 3141 (REI)

4/638 Malvern Rd PRAHRAN 3181 (REI/VG)

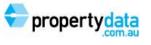
Agent Comments



Price: \$918,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment Land Size: 105 sqm approx

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





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