

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

4/38 Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/03/2021

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	6/2 Denman Av ST KILDA EAST 3183	\$650,000	07/04/2021
2	10/1 Wilks St CAULFIELD NORTH 3161	\$670,999	25/03/2021
3	17/31 Upton Rd WINDSOR 3181	\$650,000	24/03/2021

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:

18/06/2021 10:44

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Indicative Selling Price

\$639,000

Median Unit Price

March quarter 2021: \$610,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/2 Denman Av ST KILDA EAST 3183 (REI/VG) Agent Comments

 2  2  1

Price: \$650,000

Method: Sold Before Auction

Date: 07/04/2021

Rooms: 3

Property Type: Apartment



10/1 Wilks St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$670,999

Method: Sold Before Auction

Date: 25/03/2021

Property Type: Apartment



17/31 Upton Rd WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000

Method: Sold Before Auction

Date: 24/03/2021

Property Type: Apartment