

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

5/41 Murray Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2020

to

30/06/2021

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	9/29 May Rd TOORAK 3142	\$440,000	29/04/2021
2	21/130 Alma Rd ST KILDA EAST 3183	\$438,000	17/04/2021
3	6/296 Inkerman St ST KILDA EAST 3183	\$440,000	18/03/2021

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:

23/07/2021 15:14

5/41 Murray Street, Prahran Vic 3181



Nicholas Kaine

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Indicative Selling Price

\$439,000

Median Unit Price

Year ending June 2021: \$625,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/29 May Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 29/04/2021

Property Type: Apartment



21/130 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

1 1 1

Price: \$438,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



6/296 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.