

21/20 St Edmonds Road, Prahran Vic 3181



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$385,000 - \$420,000
Median Unit Price
 Year ending December 2018:
 \$513,750

Comparable Properties



607/31 Grattan Street, Prahran 3181 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$425,000
Method: Sold Before Auction
Date: 21/12/2019
Property Type: Apartment
Agent Comments: Similar location, superior location, inferior layout.



303/10-13 Porter Street, Prahran 3181 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$410,000
Method: Private Sale
Date: 18/10/2018
Property Type: Apartment
Agent Comments: Similar location. Superior renovation. Inferior size and layout.



1/1a Peel Street, Windsor 3181 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$404,000
Method: Private Sale
Date: 6/012/2018
Property Type: Apartment
Agent Comments: Similar location and renovation. Inferior internal size with large balcony.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

21/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$513,750 Unit X Suburb Prahran

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales

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
607/31 Grattan Street, PRAHRAN 3181	\$425,000	22/11/2018
303/10-13 Porter Street, PRAHRAN 3181	\$410,000	18/10/2018
1/1a Peel Street, WINDSOR 3181	\$404,000	06/12/2018