

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

28/10 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 01/01/2020 to 31/12/2020 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	405/28 Mount St PRAHRAN 3181	\$610,000	06/10/2020
2	713/15 Clifton St PRAHRAN 3181	\$575,888	10/11/2020
3	203/33 James St WINDSOR 3181	\$562,500	02/11/2020

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:

12/02/2021 12:10



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
Year ending December 2020: \$575,000

Comparable Properties



405/28 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 06/10/2020
Property Type: Apartment

713/15 Clifton St PRAHRAN 3181 (VG)

Agent Comments



Price: \$575,888
Method: Sale
Date: 10/11/2020
Property Type: Strata Unit/Flat



203/33 James St WINDSOR 3181 (VG)

Agent Comments



Price: \$562,500
Method: Sale
Date: 02/11/2020
Property Type: Strata Unit/Flat