

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

504/19 Regent Street Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

501/201 High Street Prahran VIC 3181	\$445,000	13-Jul-10
104/10 Porter Street Prahran VIC 3181	\$540,000	27-Oct-21
202/94-96 Punt Road Windsor VIC 3181	\$560,000	10-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 13 December 2021



501/201 High Street Prahran VIC 3181

 1
  1
  1

Sold Price

\$445,000

Sold Date

13-Jul-10

Distance

0.13km



104/10 Porter Street Prahran VIC 3181

 2
  1
  1

Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date

27-Oct-21

Distance

0.52km



202/94-96 Punt Road Windsor VIC 3181

 2
  1
  1

Sold Price

\$560,000

Sold Date

10-Aug-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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