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

407/120 High Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$550,000		&		\$590,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	106/270 High St PRAHRAN 3181	\$550,000	12/02/2024
2	2108/3 Yarra St SOUTH YARRA 3141	\$580,000	15/01/2024
3	213/38 Cunningham St SOUTH YARRA 3141	\$600,000	17/11/2023

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:

11/03/2024 13:17









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$550,000 - \$590,000 Median Unit Price December quarter 2023: \$550,000

Comparable Properties



106/270 High St PRAHRAN 3181 (REI)



Price: \$550,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment Agent Comments



2108/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$580,000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment



213/38 Cunningham St SOUTH YARRA 3141 Agent Comments (REI/VG)



Price: \$600,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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