Statement of Information

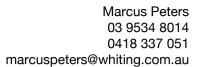
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale									
Address Including suburb and postcode			328/111 Punt Road, Prahran Vic 3181									
Indica	tive sell	ing pric	e									
For the	meaning	of this p	orice see	cons	sumer.vic.go	ov.au/ı	underquo	ting				
Range between \$620,00			000		&		\$670,000					
Media	n sale p	rice										
Medi	an price	\$505,00	00	Pro	operty Type	Unit			Suburb	Prahran		
Period - From		01/01/2023		to	to 31/12/2023		Sc	ource REIV				
Compa	arable p	roperty	sales	(*De	lete A or B	belo	w as ap _l	olica	ble)			
A*	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									Р	rice	Date of sale	
1												
2												
3												
OR												
В*	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:								on:	17/01/2024 10:41		







Indicative Selling Price \$620,000 - \$670,000 Median Unit Price Year ending December 2023: \$505,000





Comparable Properties

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



