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	

Indicative selling price

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

Single price \$520,000

Median sale price

Median price	\$509,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024	Sc	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	19/10 Clifton St PRAHRAN 3181	\$520,000	25/10/2024
2	4/20 Surrey Rd SOUTH YARRA 3141	\$510,000	16/08/2024
3	305/5 Alma Rd ST KILDA 3182	\$520,000	25/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/01/2025 12:22









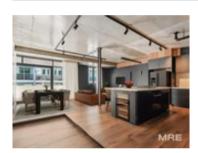




Property Type: Agent Comments

Indicative Selling Price \$520,000 **Median Unit Price** September quarter 2024: \$509,000

Comparable Properties



19/10 Clifton St PRAHRAN 3181 (REI/VG)





Price: \$520,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment

Agent Comments



4/20 Surrey Rd SOUTH YARRA 3141 (REI)







Agent Comments

Price: \$510,000 Method: Private Sale Date: 16/08/2024

Property Type: Apartment



305/5 Alma Rd ST KILDA 3182 (REI/VG)

Price: \$520,000 Method: Private Sale Date: 25/07/2024 Property Type: Unit



Agent Comments





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