

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

105/139 York Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2021

to

31/03/2022

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	1107/15 Clifton St PRAHRAN 3181	\$490,000	25/06/2022
2	1103/1 Clara St SOUTH YARRA 3141	\$475,000	06/06/2022
3	7/42 Powell St SOUTH YARRA 3141	\$470,000	30/06/2022

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:

12/07/2022 14:11



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$479,000

Median Unit Price

Year ending March 2022: \$630,000

Comparable Properties



1107/15 Clifton St PRAHRAN 3181 (REI)



Price: \$490,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Unit

Agent Comments

Modern block with large terrace area



1103/1 Clara St SOUTH YARRA 3141 (REI)



Price: \$475,000

Method: Private Sale

Date: 06/06/2022

Property Type: Unit

Agent Comments

Modern block with internal bedroom



7/42 Powell St SOUTH YARRA 3141 (REI)



Price: \$470,000

Method: Sold Before Auction

Date: 30/06/2022

Property Type: Unit

Agent Comments

older style block with no outdoor space