

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

405/19 Regent Street, Prahran Vic 3181

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2023

to 31/03/2024

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	407/201 High St PRAHRAN 3181	\$460,000	24/04/2024
2	301/201 High St PRAHRAN 3181	\$460,000	28/03/2024
3	204/59 Porter St PRAHRAN 3181	\$450,000	01/04/2024

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:

30/05/2024 12:48

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Indicative Selling Price

\$470,000

Median Unit Price

Year ending March 2024: \$550,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



407/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 24/04/2024

Property Type: Unit



301/201 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment



204/59 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Sold Before Auction

Date: 01/04/2024

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018