## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$450,000

<b>Property</b>	offered t	for sale
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	405/19 Regent Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$470,000

204/59 Porter St PRAHRAN 3181

#### Median sale price

Median price \$550,000	Pro	perty Type Uni	it	Suburb	Prahran
Period - From 01/04/2023	to	31/03/2024	Soui	rce 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

#### OR

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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



01/04/2024





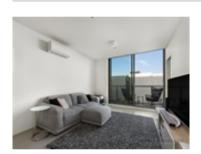
**Indicative Selling Price** \$470,000 **Median Unit Price** Year ending March 2024: \$550,000



Property Type: Strata Unit/Flat

**Agent Comments** 

# Comparable Properties



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

Price: \$460,000 Method: Private Sale Date: 24/04/2024 Property Type: Unit

**Agent Comments** 

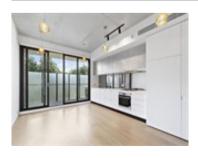


301/201 High St PRAHRAN 3181 (REI)

Price: \$460,000 Method: Private Sale Date: 28/03/2024

Property Type: Apartment

Agent Comments



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

Price: \$450.000

Method: Sold Before Auction

Date: 01/04/2024

Property Type: Apartment

Agent Comments

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



