

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

403/270 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$610,000 & \$640,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Prahran

Period - From 05/12/2021 to 04/12/2022 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	4/2 Maddock St WINDSOR 3181	\$640,000	16/09/2022
2	101/12 Anchor PI PRAHRAN 3181	\$630,000	02/07/2022
3	15/8-10 Chomley St PRAHRAN 3181	\$627,000	28/10/2022

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:

05/12/2022 11:19

**Property Type:**

Agent Comments

Indicative Selling Price

\$610,000 - \$640,000

Median Unit Price

05/12/2021 - 04/12/2022: \$580,000

Comparable Properties

**4/2 Maddock St WINDSOR 3181 (REI/VG)**

Agent Comments

**Price:** \$640,000**Method:** Private Sale**Date:** 16/09/2022**Property Type:** Apartment**101/12 Anchor PI PRAHRAN 3181 (REI/VG)**

Agent Comments

**Price:** \$630,000**Method:** Auction Sale**Date:** 02/07/2022**Property Type:** Unit**15/8-10 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$627,000**Method:** Private Sale**Date:** 28/10/2022**Property Type:** Apartment

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