### 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$610,000		&		\$640,000			
Median sale pr	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	05/12/2021	to	04/12/2022		So	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.

Add	dress 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

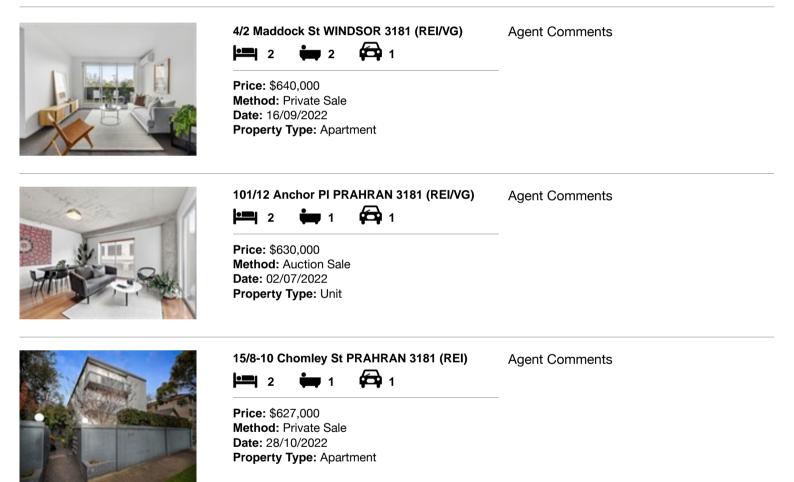


# **RT Edgar**



**Property Type:** Agent Comments Indicative Selling Price \$610,000 - \$640,000 Median Unit Price 05/12/2021 - 04/12/2022: \$580,000

## **Comparable Properties**



Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545





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