

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

11/603 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$630,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2021

to

30/06/2021

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	2/32 Donald St PRAHRAN 3181	\$360,000	19/05/2021
2	2/405 Dandenong Rd ARMADALE 3143	\$350,000	22/03/2021
3	1/24 Hawksburn Rd SOUTH YARRA 3141	\$340,000	20/03/2021

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:

06/08/2021 14:59

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Indicative Selling Price

\$349,000

Median Unit Price

June quarter 2021: \$630,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/32 Donald St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 19/05/2021

Property Type: Strata Unit/Flat



2/405 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Apartment



1/24 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment

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