

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

8/311 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2022

to

31/12/2022

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	6/8 Te Arai Av ST KILDA EAST 3183	\$335,000	26/10/2022
2	2/1 Celeste Ct ST KILDA EAST 3183	\$320,000	10/11/2022
3	5/263 Dandenong Rd PRAHRAN 3181	\$320,000	04/01/2023

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:

24/01/2023 09:05



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

December quarter 2022: \$615,000

Comparable Properties



6/8 Te Arai Av ST KILDA EAST 3183 (REI)

Agent Comments

1 1 -

Price: \$335,000

Method: Private Sale

Date: 26/10/2022

Property Type: Apartment



2/1 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 10/11/2022

Property Type: Apartment



5/263 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 04/01/2023

Property Type: Apartment