

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

407/201 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Prahran

Period - From 01/03/2021

to 28/02/2022

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	6/36 Clarke St PRAHRAN 3181	\$455,000	13/11/2021
2	504/15 Clifton St PRAHRAN 3181	\$450,000	27/10/2021
3	105/25 Clifton St PRAHRAN 3181	\$440,000	03/11/2021

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:

01/03/2022 13:46



2
 1
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

01/03/2021 - 28/02/2022: \$600,000

Comparable Properties



6/36 Clarke St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$455,000

Method: Sold Before Auction

Date: 13/11/2021

Property Type: Apartment



504/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$450,000

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment



105/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$440,000

Method: Private Sale

Date: 03/11/2021

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951