

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

211/201 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2023

to

31/03/2023

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	33/4 Victoria St WINDSOR 3181	\$417,000	02/02/2023
2	122/15 Clifton St PRAHRAN 3181	\$365,000	10/11/2022
3	313/15 Clifton St PRAHRAN 3181	\$360,000	25/10/2022

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:

17/04/2023 16:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

March quarter 2023: \$470,000

Comparable Properties



33/4 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$417,000

Method: Private Sale

Date: 02/02/2023

Property Type: Apartment



122/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 10/11/2022

Property Type: Apartment



313/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 25/10/2022

Property Type: Apartment

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