

# 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 301/32-34 St Edmonds Road, Prahran, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$140,000

### Median sale price

Median price \$565,000 Property Type Apartment Suburb Prahran (3181)

Period - From 01/07/2022 to 30/06/2023 Source CoreLogic

### Comparable property sales

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
111/32-34 ST EDMONDS ROAD, PRAHRAN VIC 3181	\$128,000	28/03/2023
406/60 GARDEN STREET, SOUTH YARRA VIC 3141	\$122,000	22/02/2023
214/153B HIGH STREET, PRAHRAN VIC 3181	\$270,000	13/04/2023

This Statement of Information was prepared on: 17/07/2023