

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 80/108 Greville Street, Prahran Vic 3181

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$631,000 Property type Unit Suburb Prahran

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
55/151 Fitzroy Street, St Kilda	\$805,000	29/06/2021
601/35 Simmons Street, South Yarra	\$815,000	27/06/2021
1F Cardigan Street, St Kilda East	\$800,000	23/05/2021

This Statement of Information was prepared on: 24 September 2021