

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 509/87 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Prahran

Period - From 01/04/2020 to 31/03/2021 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	412/539 St Kilda Rd MELBOURNE 3004	\$640,000	03/06/2021
2	501/13 Wellington St ST KILDA 3182	\$644,500	06/04/2021
3	602/8 Garden St SOUTH YARRA 3141	\$645,000	05/03/2021

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.~~

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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2021: \$589,000

Comparable Properties



412/539 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

 2  2  1

Price: \$640,000

Method: Private Sale

Date: 03/06/2021

Property Type: Apartment



501/13 Wellington St ST KILDA 3182 (REI) **Agent Comments**

 2  2  1

Price: \$644,500

Method: Private Sale

Date: 06/04/2021

Property Type: Apartment



602/8 Garden St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

 2  2  1

Price: \$645,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment