

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

103/27 MACQUARIE STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$632,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

208/16 PORTER STREET PRAHRAN VIC 3181	\$580,000	12-Oct-23
16/5 POWELL STREET SOUTH YARRA VIC 3141	\$575,000	02-Dec-23
213/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$600,000	06-Nov-23

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 6 months.~~

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208/16 PORTER STREET PRAHRAN VIC 3181 Sold Price **\$580,000** Sold Date **12-Oct-23**

2 1 1

Distance **0.16km**



16/5 POWELL STREET SOUTH YARRA VIC 3141 Sold Price **\$575,000** Sold Date **02-Dec-23**

2 1 1

Distance **1.09km**



213/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141 Sold Price **\$600,000** Sold Date **06-Nov-23**

2 1 1

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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