

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

49/6 Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$270,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2020

to

30/09/2020

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	15/51 Chapel St ST KILDA 3182	\$365,000	23/07/2020
2	7/11 Chapel St ST KILDA 3182	\$360,000	23/04/2020
3	10/56 Carlisle St ST KILDA 3182	\$273,000	14/10/2020

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:

20/10/2020 12:06



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$270,000

Median Unit Price
September quarter 2020: \$575,000

Comparable Properties



15/51 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$365,000
Method: Sold Before Auction
Date: 23/07/2020
Rooms: 3
Property Type: Apartment



7/11 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$360,000
Method: Sold Before Auction
Date: 23/04/2020
Property Type: Apartment



10/56 Carlisle St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$273,000
Method: Sold Before Auction
Date: 14/10/2020
Property Type: Apartment