

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

18A PERCY 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Prahran

Period-from

01 Mar 2022

to

28 Feb 2023

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

36 MOORE STREET SOUTH YARRA VIC 3141

\$1,100,000

16-Dec-22

4 DIXON STREET PRAHRAN VIC 3181

\$1,090,000

15-Oct-22

23 YOUNG STREET ST KILDA EAST VIC 3183

\$995,000

25-Mar-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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36 MOORE STREET SOUTH YARRA VIC 3141

Sold Price

\$1,100,000

Sold Date

16-Dec-22

2

1

1

Distance

0.67km



4 DIXON STREET PRAHRAN VIC 3181

Sold Price

\$1,090,000

Sold Date

15-Oct-22

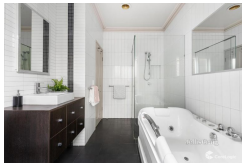
2

1

1

Distance

0.85km



23 YOUNG STREET ST KILDA EAST VIC 3183

Sold Price

^{RS} **\$995,000**

Sold Date

25-Mar-23

2

1

1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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