### 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

603/87 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15/27 Lewisham Rd WINDSOR 3181	\$690,000	05/09/2022
2	G06/k6 High St WINDSOR 3181	\$687,000	04/06/2022
3	G08/70 Queens Rd MELBOURNE 3004	\$675,000	12/09/2022

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:

07/10/2022 11:25



## BigginScott<sup>\*</sup>

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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2022: \$620,000

# **Comparable Properties**



15/27 Lewisham Rd WINDSOR 3181 (REI)

Price: \$690,000 Method: Sold Before Auction Date: 05/09/2022 Property Type: Apartment Agent Comments Older style block with one less bathroom

G06/k6 High St WINDSOR 3181 (REI/VG) Age

G08/70 Queens Rd MELBOURNE 3004 (REI)

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Price: \$687,000 Method: Private Sale Date: 04/06/2022 Property Type: Apartment Agent Comments Modern block with similar accommodation

Price: \$675,000 Method: Private Sale Date: 12/09/2022 Rooms: 3 Property Type: Apartment Agent Comments

Modern block with similar accommodation

2

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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