

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

2/10 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$565,000 & \$585,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/03/2022 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	6/350 Dandenong Rd ST KILDA EAST 3183	\$595,000	29/04/2022
2	5/97 Chomley St PRAHRAN 3181	\$585,000	28/05/2022
3	8/29 The Avenue WINDSOR 3181	\$575,000	02/07/2022

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:

06/07/2022 13:05



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000 - \$585,000

Median Unit Price

March quarter 2022: \$650,000

Comparable Properties



6/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

2
 1
 1

Price: \$595,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: Apartment

Agent Comments

Same accommodation with a courtyard.



5/97 Chomley St PRAHRAN 3181 (REI)

2
 1
 1

Price: \$585,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit

Agent Comments

Within 500M 2bed, 1 bath, 1 car. Balcony no courtyard



8/29 The Avenue WINDSOR 3181 (REI)

2
 1
 1

Price: \$575,000

Method: Auction Sale

Date: 02/07/2022

Property Type: Apartment

Agent Comments

Similar in size and accommodation however no courtyard