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

207/220 Commercial Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$410,000		&		\$450,000			
Median sale pr	rice							
Median price	\$573,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	7/48 Cromwell Rd SOUTH YARRA 3141	\$435,000	04/07/2024
2	11/1a Irving Av PRAHRAN 3181	\$430,000	28/06/2024
3	12/388 Toorak Rd SOUTH YARRA 3141	\$415,000	14/05/2024

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:

11/07/2024 09:20









Property Type: Apartment Agent Comments

Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** March quarter 2024: \$573,750

Comparable Properties



7/48 Cromwell Rd SOUTH YARRA 3141 (REI)



Price: \$435,000 Method: Private Sale Date: 04/07/2024 Property Type: Apartment



11/1a Irving Av PRAHRAN 3181 (REI)

Agent Comments

Agent Comments





Price: \$430,000

Method: Private Sale Date: 28/06/2024 Property Type: Apartment

12/388 Toorak Rd SOUTH YARRA 3141 (REI/VG)



Price: \$415.000

Agent Comments



Method: Private Sale Date: 14/05/2024 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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