

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

306/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Prahran

Period - From 01/01/2021 to 31/12/2021 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	105/25 Clifton St PRAHRAN 3181	\$440,000	03/11/2021
2	112/220 Commercial Rd PRAHRAN 3181	\$425,000	11/10/2021
3	1009/8 Daly St SOUTH YARRA 3141	\$420,000	12/12/2021

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:

28/02/2022 13:22

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2021: \$630,000



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Property Type: Apartment

Agent Comments

Comparable Properties



105/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$440,000

Method: Private Sale

Date: 03/11/2021

Property Type: Apartment



112/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$425,000

Method: Private Sale

Date: 11/10/2021

Property Type: Apartment

1009/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$420,000

Method: Sold Before Auction

Date: 12/12/2021

Property Type: Apartment