

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

909/15 CLIFTON 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 May 2021

to

30 Apr 2022

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

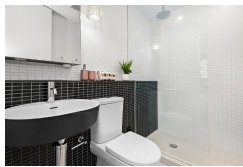
803/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$699,000	21-Feb-22
2103/7 YARRA STREET SOUTH YARRA VIC 3141	\$690,000	22-Apr-22
5/59 PAKINGTON STREET ST KILDA VIC 3182	\$680,000	21-Apr-22

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.~~

This Statement of Information was prepared on: 31 May 2022

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803/14 CLAREMONT STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price **\$699,000** Sold Date **21-Feb-22**

Distance **1.49km**



2103/7 YARRA STREET SOUTH YARRA VIC 3141

2 2 2

Sold Price ^{RS} **\$690,000** Sold Date **22-Apr-22**

Distance **1.52km**



5/59 PAKINGTON STREET ST KILDA VIC 3182

2 2 2

Sold Price ^{RS} **\$680,000** Sold Date **21-Apr-22**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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