

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

6/32 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$485,000 & \$525,000

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	2/2 May Gr SOUTH YARRA 3141	\$515,000	05/03/2022
2	6/45 Armadale St ARMADALE 3143	\$500,000	19/02/2022
3	13/33 Sutherland Rd ARMADALE 3143	\$490,000	27/10/2021

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:

16/03/2022 09:44

Nicholas Kaine

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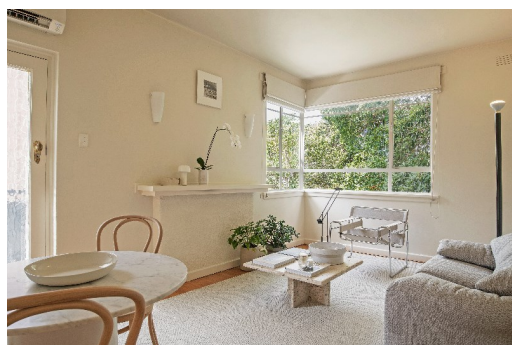
nkaine@bigginScott.com.au

Indicative Selling Price

\$485,000 - \$525,000

Median Unit Price

Year ending December 2021: \$630,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$515,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Unit



6/45 Armadale St ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$500,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Apartment



13/33 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$490,000

Method: Auction Sale

Date: 27/10/2021

Property Type: Apartment

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