

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

9/305 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 31/12/2023 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	3/8 Ardoch Av ST KILDA EAST 3183	\$956,000	22/11/2023
2	4/390 Dandenong Rd CAULFIELD NORTH 3161	\$968,000	12/02/2024
3	2/576 Orrong Rd ARMADALE 3143	\$1,025,000	01/02/2024

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:

08/03/2024 13:21



Property Type: Apartment

Agent Comments

Comparable Properties



3/8 Ardoch Av ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$956,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Apartment



4/390 Dandenong Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$968,000

Method: Private Sale

Date: 12/02/2024

Property Type: Townhouse (Single)



2/576 Orrong Rd ARMADALE 3143 (REI) Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 01/02/2024

Property Type: Townhouse (Single)