

# 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

120/270 High Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&

\$660,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2021

to 31/03/2022

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	302/10 Porter St PRAHRAN 3181	\$660,000	11/04/2022
2	803/25-29 Alma Rd ST KILDA 3182	\$650,000	31/03/2022
3			

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:

20/04/2022 18:38

120/270 High Street, Prahran Vic 3181



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2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$660,000

**Median Unit Price**

Year ending March 2022: \$630,000

## Comparable Properties



**302/10 Porter St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 11/04/2022

**Property Type:** Apartment



**803/25-29 Alma Rd ST KILDA 3182 (REI)**

**Agent Comments**

2 2 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 31/03/2022

**Property Type:** Apartment

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.

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



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