

# 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

305/11 Hillingdon Place, 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

\$540,000

&

\$580,000

### Median sale price

Median price

\$589,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2020

to

31/03/2021

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	204/47 Porter St PRAHRAN 3181	\$585,000	12/02/2021
2	28/10 Clifton St PRAHRAN 3181	\$575,000	20/02/2021
3	103/26 Wilson St SOUTH YARRA 3141	\$550,000	19/02/2021

**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:

06/05/2021 12:28

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**Indicative Selling Price**

\$540,000 - \$580,000

**Median Unit Price**

Year ending March 2021: \$589,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**204/47 Porter St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 12/02/2021

**Property Type:** Apartment



**28/10 Clifton St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$575,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** Apartment



**103/26 Wilson St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 19/02/2021

**Property Type:** Apartment