

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

11/17 Macquarie Street, Prahran Vic 3181

Indicative selling price

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

Single price \$130,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Prahran

Period - From 08/11/2023

to 07/11/2024

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.

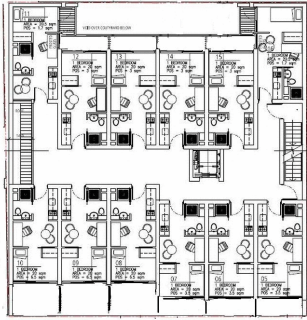
	Address of comparable property	Price	Date of sale
1	35/17 Macquarie St PRAHRAN 3181	\$130,000	14/10/2024
2	107/K13 Raleigh St WINDSOR 3181	\$125,000	29/07/2024
3	306/8 Porter St PRAHRAN 3181	\$129,000	18/07/2024

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:

08/11/2024 11:09



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$130,000
Median Unit Price
08/11/2023 - 07/11/2024: \$520,000

Comparable Properties



35/17 Macquarie St PRAHRAN 3181 (REI)

Agent Comments



Price: \$130,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment



107/K13 Raleigh St WINDSOR 3181 (REI)

Agent Comments



Price: \$125,000
Method: Private Sale
Date: 29/07/2024
Property Type: Apartment



306/8 Porter St PRAHRAN 3181 (REI)

Agent Comments



Price: \$129,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255