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

5 1 5 1 5	For the meaning of this	s price see	consumer.vic.gov.a	u/underquoting
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Single price \$130,000

Median sale price

Median price	\$520,000	Pro	perty Type Unit	i		Suburb	Prahran
Period - From	08/11/2023	to	07/11/2024	So	urce	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.

Add	dress 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.

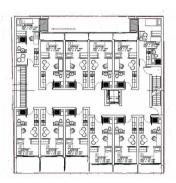
This Statement of Information was prepared on:

08/11/2024 11:09



11/17 Macquarie Street, Prahran Vic 3181







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) 1 1 Price: \$130,000 Method: Private Sale Date: 14/10/2024 Property Type: Apartment	Agent Comments
107/K13 Raleigh St WINDSOR 3181 (REI) 1 1 1 2 - Price: \$125,000 Method: Private Sale Date: 29/07/2024 Property Type: Apartment	Agent Comments
306/8 Porter St PRAHRAN 3181 (REI) 1 1 1 - Price: \$129,000 Method: Private Sale Date: 18/07/2024 Property Type: Unit	Agent Comments

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