

# 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 1/5 Clifton 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)

Price Range \$460,000 & \$490,000

### Median sale price

Median price NA Property Type Apartment Suburb Prahran (3181)  
Period - From 01/09/2023 to 31/12/2023 Source REIV

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
4/113 PUNT ROAD, WINDSOR VIC 3181	\$485,000	03/12/2022
12/48 CHOMLEY STREET, PRAHRAN VIC 3181	\$480,000	14/07/2022
408/201 HIGH STREET, PRAHRAN VIC 3181	\$468,000	27/06/2022

This Statement of Information was prepared on: 13/02/2024