

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

8/10 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$580,000 & \$620,000

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	8/19-21 Dalgety St ST KILDA 3182	\$616,000	18/04/2021
2	9/11 Albion St BALACLAVA 3183	\$597,500	18/04/2021
3	9/1 Ruabon Rd TOORAK 3142	\$580,000	08/04/2021

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:

19/04/2021 14:52

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending March 2021: \$589,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/19-21 Dalgety St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$616,000

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment



9/11 Albion St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$597,500

Method: Auction Sale

Date: 18/04/2021

Property Type: Apartment



9/1 Ruabon Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 08/04/2021

Property Type: Apartment