

## 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

222/15 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) (\*Delete single price or range as applicable)

Single Price

\$405,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

210/201 HIGH STREET PRAHRAN VIC 3181	\$390,000	05-Sep-23
710/7 KING STREET PRAHRAN VIC 3181	\$400,000	13-Oct-23
405/22 CHATHAM STREET PRAHRAN VIC 3181	\$440,000	28-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 04 February 2024



**210/201 HIGH STREET PRAHRAN  
VIC 3181**

1 1 1

Sold Price **\$390,000** Sold Date **05-Sep-23**

Distance **0km**



**710/7 KING STREET PRAHRAN VIC  
3181**

1 1 1

Sold Price **\$400,000** Sold Date **13-Oct-23**

Distance **0.2km**



**405/22 CHATHAM STREET  
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$440,000** Sold Date **28-Nov-23**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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