

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

301/19 Regent Street Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2021

to

31 Jan 2022

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

209/15 Clifton Street Prahran VIC 3181	\$354,500	02-Oct-21
305/7 King Street Prahran VIC 3181	\$348,500	15-Oct-21
210/33 James Street Windsor VIC 3181	\$380,000	19-Jul-21

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.~~

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209/15 Clifton Street Prahran VIC 3181

Sold Price

\$354,500

Sold Date

02-Oct-21

1

1

2

Distance

0.13km



305/7 King Street Prahran VIC 3181

Sold Price

\$348,500

Sold Date

15-Oct-21

1

1

1

Distance

0.24km



210/33 James Street Windsor VIC 3181

Sold Price

\$380,000

Sold Date

19-Jul-21

1

1

1

Distance

0.42km



19/2 King Street Prahran VIC 3181

Sold Price

\$433,000

Sold Date

15-Oct-21

1

1

1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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