

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 45 Clarke 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 \$1,535,000

Median sale price

Median price \$2,050,000

Property type House

Suburb Prahran

Period - From 01/10/2023

to

31/12/2023

Source REIV

Comparable property sales

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 Bayview Street, Prahran	\$1,500,000	24/02/2024
222a Williams Road, Toorak	\$1,575,000	24/02/2024
34 MT Pleasant Grove, Armadale	\$1,593,000	14/10/2023

This Statement of Information was prepared on: 16th March 2024