

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

103/27 MACQUARIE 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2023

to

30 Sep 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

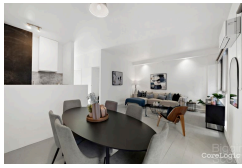
Date of sale

104/233-241 CHAPEL STREET PRAHRAN VIC 3181	\$540,000	07-Jun-24
8/20 ST EDMONDS ROAD PRAHRAN VIC 3181	\$525,000	25-May-24
414/31 GRATTAN STREET PRAHRAN VIC 3181	\$547,500	27-Jun-24

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: 23 October 2024



**104/233-241 CHAPEL STREET
 PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$540,000** Sold Date **07-Jun-24**

Distance **0.07km**



**8/20 ST EDMONDS ROAD
 PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$525,000** Sold Date **25-May-24**

Distance **0.07km**



**414/31 GRATTAN STREET
 PRAHRAN VIC 3181**

 2  2  1

Sold Price **\$547,500** Sold Date **27-Jun-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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