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

510/201 High Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$465,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	607/470 St Kilda Rd MELBOURNE 3004	\$490,000	30/01/2024
2	308/55 Queens Rd MELBOURNE 3004	\$475,000	13/12/2023
3	201/201 High St PRAHRAN 3181	\$450,000	08/12/2023

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:

22/03/2024 11:44









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$450,000 - \$465,000 Median Unit Price December quarter 2023: \$550,000

Comparable Properties



607/470 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 30/01/2024 Property Type: Apartment Agent Comments



308/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$475,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment



201/201 High St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$450,000 Method: Private Sale Date: 08/12/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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