

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

12/11 Mount Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$855,000

Median sale price

Median price \$567,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2023

to 30/06/2024

Source 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.

	Address of comparable property	Price	Date of sale
1	503/1 Roy St MELBOURNE 3004	\$850,000	29/06/2024
2	43/26 Porter St PRAHRAN 3181	\$850,000	10/06/2024
3	605/800 Chapel St SOUTH YARRA 3141	\$865,000	06/06/2024

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:

28/08/2024 21:32



Property Type: Apartment

Agent Comments

Comparable Properties



503/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit



43/26 Porter St PRAHRAN 3181 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 10/06/2024

Property Type: Apartment



605/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment