## 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

208/11 Hillingdon Place, Prahran Vic 3181

### Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$589,000

#### Median sale price

Median price	\$630,000	Pro	operty Type Unit	:	Suburb	Prahran
Period - From	01/10/2020	to	30/09/2021	Source	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	402/139 York St PRAHRAN 3181	\$588,000	08/10/2021
2	3/70a Alexandra St ST KILDA EAST 3183	\$582,500	30/11/2021
3			

OR

**B**<sup>\*</sup> 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:

07/12/2021 12:01



# WE DELIVER ... Biggin Scott





**Property Type:** Apartment Agent Comments

Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$589,000 Median Unit Price Year ending September 2021: \$630,000

# **Comparable Properties**



402/139 York St PRAHRAN 3181 (REI/VG)



Price: \$588,000 Method: Private Sale Date: 08/10/2021 Property Type: Apartment Agent Comments



3/70a Alexandra St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$582,500 Method: Auction Sale Date: 30/11/2021 Property Type: Unit

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.

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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