

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

12/45 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 31/12/2022 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	201/16 Porter St PRAHRAN 3181	\$750,000	10/11/2022
2	2/70 Hawksburn Rd SOUTH YARRA 3141	\$755,000	19/10/2022
3	27/60 Wattletree Rd ARMADALE 3143	\$791,000	05/10/2022

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:

13/02/2023 10:38

12/45 Williams Road, Prahran Vic 3181



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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2022: \$615,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



201/16 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 10/11/2022

Property Type: Apartment



2/70 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: Unit



27/60 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$791,000

Method: Sold Before Auction

Date: 05/10/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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