

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

304/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$500,000 & \$510,000

Median sale price

Median price \$603,750 Property Type Unit Suburb Prahran

Period - From 01/01/2020 to 31/03/2020 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	5/8 Marriott St ST KILDA 3182	\$520,000	05/05/2020
2	106/25 Clifton St PRAHRAN 3181	\$515,000	22/02/2020
3	108/15 Clifton St PRAHRAN 3181	\$489,000	24/01/2020

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:

25/05/2020 09:08



Property Type: Apartment

Agent Comments

Comparable Properties



5/8 Marriott St ST KILDA 3182 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 05/05/2020

Property Type: Apartment

106/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 22/02/2020

Rooms: 3

Property Type: Apartment



108/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$489,000

Method: Sale by Tender

Date: 24/01/2020

Property Type: Apartment