Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$489,000

Property	offered t	for sale
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Address	304/25 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/01/2020	to	31/03/2020	s	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

108/15 Clifton St PRAHRAN 3181

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.

Add	ress 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	

OR

3

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

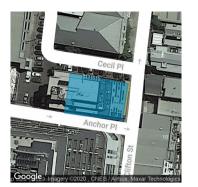


24/01/2020



Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$500,000 - \$510,000 **Median Unit Price** March quarter 2020: \$603,750





Comparable Properties



5/8 Marriott St ST KILDA 3182 (REI)

└── 2

Price: \$520,000 Method: Private Sale Date: 05/05/2020

Property Type: Apartment

Agent Comments

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



Price: \$515,000 Method: Private Sale Date: 22/02/2020 Rooms: 3

Property Type: Apartment

Agent Comments



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





Price: \$489,000

Method: Sale by Tender Date: 24/01/2020

Property Type: Apartment

Agent Comments

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



