

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

405/10 Hillingdon Place Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

101/11 Hillingdon Place Prahran VIC 3181	\$791,000	28-Oct-21
404/12 Anchor Place Prahran VIC 3181	\$806,000	31-May-21
25/10 Clifton Street Prahran VIC 3181	\$880,000	02-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 25 November 2021



101/11 Hillingdon Place Prahran VIC 3181

Sold Price

^{RS} **\$791,000** ^{UN}

Sold Date

28-Oct-21

2

1

1

Distance

-



404/12 Anchor Place Prahran VIC 3181

Sold Price

\$806,000

Sold Date

31-May-21

2

1

1

Distance

-



25/10 Clifton Street Prahran VIC 3181

Sold Price

\$880,000

Sold Date

02-Oct-21

3

2

2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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