

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$526,500

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2022

to

30/06/2023

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	2/49 Motherwell St SOUTH YARRA 3141	\$632,000	03/06/2023
2	22/8 Lamin La TOORAK 3142	\$615,000	22/04/2023
3	11/29 May Rd TOORAK 3142	\$586,056	16/06/2023

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:

10/10/2023 15:48

208/11 Hillingdon Place, Prahran Vic 3181



Charmayne Dulley
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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending June 2023: \$526,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/49 Motherwell St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$632,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



22/8 Lamin La TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$615,000

Method: Private Sale

Date: 22/04/2023

Property Type: Apartment



11/29 May Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$586,056

Method: Sold Before Auction

Date: 16/06/2023

Property Type: Apartment

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



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