

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

12/261 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$569,000 Property Type Unit Suburb Prahran

Period - From 01/07/2019 to 30/06/2020 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	1/20 St Edmonds Rd PRAHRAN 3181	\$687,000	27/06/2020
2	27/55-57 Hotham St ST KILDA EAST 3183	\$710,000	11/06/2020
3	202/573 High St PRAHRAN 3181	\$727,500	25/06/2020

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:

30/09/2020 10:05

12/261 Dandenong Road, Prahran Vic 3181

Lauchlan Waterfield

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Indicative Selling Price

\$690,000 - \$720,000

Median Unit Price

Year ending June 2020: \$569,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



1/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 2

Price: \$687,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Apartment

27/55-57 Hotham St ST KILDA EAST 3183 (REI) Agent Comments

3 1 1

Price: \$710,000

Method: Private Sale

Date: 11/06/2020

Rooms: 6

Property Type: Apartment



202/573 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$727,500

Method: Private Sale

Date: 25/06/2020

Property Type: Apartment

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