

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

410/7 KING STREET 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2022

to

31 Aug 2023

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

610/7 KING STREET PRAHRAN VIC 3181	\$362,000	28-Apr-23
304/87 HIGH STREET PRAHRAN VIC 3181	\$365,000	05-Jul-23
7/21 IZETT STREET PRAHRAN VIC 3181	\$350,000	06-May-23

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: 19 September 2023

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610/7 KING STREET PRAHRAN VIC 3181

Sold Price

\$362,000

Sold Date

28-Apr-23

 1

 1

 1

Distance

0km



304/87 HIGH STREET PRAHRAN VIC 3181

Sold Price

^{RS} **\$365,000**

Sold Date

05-Jul-23

 1

 1

 1

Distance

0.45km



7/21 IZETT STREET PRAHRAN VIC 3181

Sold Price

\$350,000

Sold Date

06-May-23

 1

 1

 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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