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

407/7 King Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	ו \$340,000		&		\$360,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8/75 Hotham St BALACLAVA 3183	\$350,000	17/02/2024
2	10/10 Tivoli Rd SOUTH YARRA 3141	\$350,000	07/03/2024
3	210/7 King St PRAHRAN 3181	\$349,000	08/03/2024

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:

25/03/2024 09:14



407/7 King Street, Prahran Vic 3181







Property Type: Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$340,000 - \$360,000 **Median Unit Price** December quarter 2023: \$550,000

Comparable Properties



8/75 Hotham St BALACLAVA 3183 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment



10/10 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

Agent Comments





Price: \$350,000 Method: Sold Before Auction Date: 07/03/2024 Property Type: Apartment

210/7 King St PRAHRAN 3181 (REI)



Agent Comments



Price: \$349.000 Method: Private Sale Date: 08/03/2024 Property Type: Apartment

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





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