

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

304/8 BANGS 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2023

to

31 Oct 2024

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

106/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	06-Jun-24
303/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	05-Jul-24
211/7 KING STREET PRAHRAN VIC 3181	\$557,500	26-Oct-24

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: 29 November 2024

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**106/1 MOUNT STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price

\$600,000

Sold Date **06-Jun-24**

Distance **0.07km**



**303/1 MOUNT STREET PRAHRAN
VIC 3181**

2 1 1

Sold Price

Sold Date **05-Jul-24**

Distance **0.07km**



**211/7 KING STREET PRAHRAN VIC
3181**

2 1 1

Sold Price

^{RS} **\$557,500**

Sold Date **26-Oct-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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