

## 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

320/15 CLIFTON STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2023

to

31 Mar 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

508/87 HIGH STREET PRAHRAN VIC 3181	\$365,000	05-Oct-23
410/270 HIGH STREET WINDSOR VIC 3181	\$375,000	26-Oct-23
210/201 HIGH STREET PRAHRAN VIC 3181	\$390,000	05-Sep-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: 22 April 2024



**508/87 HIGH STREET PRAHRAN  
 VIC 3181**

 1  1  1

Sold Price **\$365,000** Sold Date **05-Oct-23**

Distance **0.5km**



**410/270 HIGH STREET WINDSOR  
 VIC 3181**

 1  1  1

Sold Price **\$375,000** Sold Date **26-Oct-23**

Distance **0.22km**



**210/201 HIGH STREET PRAHRAN  
 VIC 3181**

 1  1  1

Sold Price **\$390,000** Sold Date **05-Sep-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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