Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	401/15 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$425,000

Median sale price

Median price	\$505,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	31/01/2023	to	30/01/2024	So	ource	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

Address of comparable property		1 1100	Date of Sale
1	201/201 High St PRAHRAN 3181	\$450,000	08/12/2023
2	602/32 Bray St SOUTH YARRA 3141	\$442,500	04/12/2023
3	7/100 Commercial Rd SOUTH YARRA 3141	\$410,000	06/11/2023

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:	31/01/2024 11:42



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$425,000 **Median Unit Price** 31/01/2023 - 30/01/2024: \$505,000

Comparable Properties



201/201 High St PRAHRAN 3181 (REI)





Price: \$450,000 Method: Private Sale Date: 08/12/2023

Property Type: Apartment

Agent Comments



602/32 Bray St SOUTH YARRA 3141 (VG)

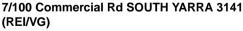




Price: \$442,500 Method: Sale Date: 04/12/2023

Property Type: Strata Unit/Flat

Agent Comments



1 2





Price: \$410.000 Method: Private Sale Date: 06/11/2023

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



