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

24/66-68 Murray Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$425,000			
Median sale p	rice							
Median price	\$627,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2019	to	31/12/2019		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.

Add	dress of comparable property	Price	Date of sale
1	4/51 Murphy St SOUTH YARRA 3141	\$425,000	29/02/2020
2	6/6 Karbarook Av PRAHRAN 3181	\$418,000	15/02/2020
3	9/22 Chomley St PRAHRAN 3181	\$412,500	30/10/2019

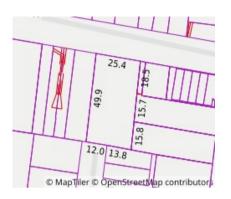
OR

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:

15/04/2020 14:56







Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$425,000 Median Unit Price December quarter 2019: \$627,000

Comparable Properties



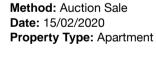
4/51 Murphy St SOUTH YARRA 3141 (REI)



Price: \$425,000 Method: Auction Sale Date: 29/02/2020 Rooms: 2 Property Type: Apartment Agent Comments



Price: \$418,000





9/22 Chomley St PRAHRAN 3181 (REI/VG)

6/6 Karbarook Av PRAHRAN 3181 (REI/VG)



Price: \$412,500 Method: Private Sale Date: 30/10/2019

Property Type: Apartment

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments