Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/6 Karbarook Avenue, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$530,875	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	5/10 Wilgah St ST KILDA EAST 3183	\$380,000	29/11/2024
2	1/14 Crimea St ST KILDA 3182	\$400,000	22/11/2024
3	13/2 Armadale St ARMADALE 3143	\$380,000	19/11/2024

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:

29/01/2025 15:43



6/6 Karbarook Avenue, Prahran Vic 3181



James Annett



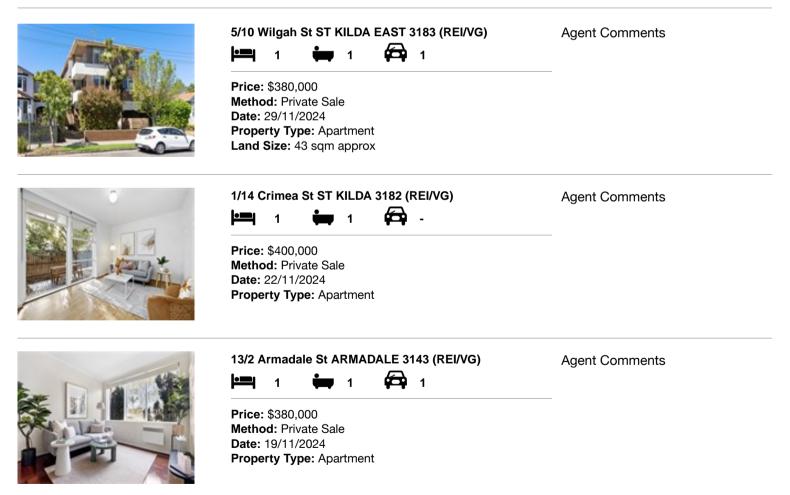


Property Type: Apartment Agent Comments

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

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price Year ending December 2024: \$530,875

Comparable Properties



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



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