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	204/220 Commercial Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$715,000	&	\$785,000
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Median sale price

Median price	\$632,500	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2020	to	31/12/2020	Sc	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

Aut	areas or comparable property	1 1100	Date of Sale
1	51/390 Toorak Rd SOUTH YARRA 3141	\$800,000	18/01/2021
2	328/539 St Kilda Rd MELBOURNE 3004	\$745,000	31/12/2020
3	1502/7 Yarra St SOUTH YARRA 3141	\$720,000	21/12/2020

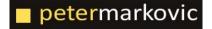
OR

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:	27/01/2021 10:45



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$715,000 - \$785,000 Median Unit Price December quarter 2020: \$632,500

Comparable Properties



51/390 Toorak Rd SOUTH YARRA 3141 (REI)

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Price: \$800,000 Method: Private Sale Date: 18/01/2021

Property Type: Apartment

Agent Comments



328/539 St Kilda Rd MELBOURNE 3004 (REI)

2 = 2

Price: \$745,000 Method: Private Sale Date: 31/12/2020

Property Type: Apartment

Agent Comments



1502/7 Yarra St SOUTH YARRA 3141 (REI)

Price: \$720,000 **Method:** Private Sale **Date:** 21/12/2020

Property Type: Apartment

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



