

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

204/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between \$715,000 & \$785,000

Median sale price

Median price \$632,500 Property Type Unit Suburb Prahran

Period - From 01/10/2020 to 31/12/2020 Source 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	Price	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



 2  1  2

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)

Agent Comments

 2  2  1

Price: \$800,000

Method: Private Sale

Date: 18/01/2021

Property Type: Apartment



328/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$745,000

Method: Private Sale

Date: 31/12/2020

Property Type: Apartment



1502/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

 2  2  1

Price: \$720,000

Method: Private Sale

Date: 21/12/2020

Property Type: Apartment