

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

8/329 Dandenong Road, Prahran, VIC 3181

Indicative selling price

Single Price or Range between

\$520,000 - \$570,000

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

Median sale price

Median Price

\$520,500

Property Type

Unit

Suburb

PRAHRAN

Period From

28/03/2019

Period To

24/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



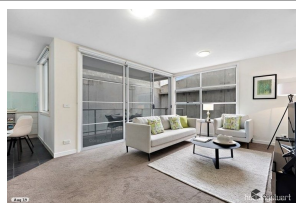
**503/19 REGENT STREET
PRAHRAN**

2 1 1

Price \$545,000

Date of Sale 13/09/2019

Land 0 sqm



**4/26 CLIFTON STREET
PRAHRAN**

2 1 1

Price \$553,775

Date of Sale 22/08/2019

Land 356 sqm



**9/1A IRVING AVENUE
PRAHRAN**

2 1 2

Price \$550,000

Date of Sale 21/05/2019

Land 1128 sqm