## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	10/14 Macquarie Street, Prahran Vic 3181
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$695,000 & \$760,000	ange between	between \$695,000	&	\$760,000
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### Median sale price

Median price	\$557,750	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024	S	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

Add	dress of comparable property	Price	Date of sale
1	1/115a Williams Rd PRAHRAN 3181	\$807,000	01/03/2025
2	1/12a Abeckett St PRAHRAN 3181	\$791,000	27/02/2025
3	7/21-25 Macquarie St PRAHRAN 3181	\$765,000	22/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2025 12:26





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**Indicative Selling Price** \$695,000 - \$760,000 **Median Unit Price** December quarter 2024: \$557,750



**Property Type: Agent Comments** 

# Comparable Properties



1/115a Williams Rd PRAHRAN 3181 (REI)

Price: \$807,000 Method: Auction Sale Date: 01/03/2025

Property Type: Apartment

**Agent Comments** 



1/12a Abeckett St PRAHRAN 3181 (REI)

2



**Agent Comments** 

Price: \$791,000 Method: Auction Sale Date: 27/02/2025

Property Type: Apartment



7/21-25 Macquarie St PRAHRAN 3181 (REI)

Price: \$765,000 Method: Private Sale Date: 22/01/2025

**Agent Comments** 

Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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