

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

610/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2020

to

31/03/2020

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	707/3-5 St Kilda Rd ST KILDA 3182	\$496,000	08/03/2020
2	105/109 Inkerman St ST KILDA 3182	\$495,000	28/04/2020
3	803/83 Queens Rd MELBOURNE 3004	\$492,000	07/02/2020

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:

02/06/2020 17:04

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Indicative Selling Price
\$499,000

Median Unit Price
March quarter 2020: \$603,750



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Property Type: Apartment
Agent Comments

Comparable Properties

707/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$496,000
Method: Private Sale
Date: 08/03/2020
Rooms: 2
Property Type: Apartment



105/109 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$495,000
Method: Private Sale
Date: 28/04/2020
Rooms: 3
Property Type: Apartment



803/83 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$492,000
Method: Private Sale
Date: 07/02/2020
Property Type: Apartment