

# 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 8/313 Dandenong Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	19/31 Upton Rd WINDSOR 3181	\$400,000	17/04/2024
2	3/33 Charnwood Rd ST KILDA 3182	\$367,000	12/05/2024
3	5/74 Denbigh Rd ARMADALE 3143	\$355,000	23/02/2024

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: 03/06/2024 10:05



**Property Type:** Apartment

Agent Comments

## Comparable Properties

19/31 Upton Rd WINDSOR 3181 (REI)

Agent Comments



**Price:** \$400,000

**Method:** Sold Before Auction

**Date:** 17/04/2024

**Property Type:** Unit



3/33 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments



**Price:** \$367,000

**Method:** Auction Sale

**Date:** 12/05/2024

**Property Type:** Apartment



5/74 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



**Price:** \$355,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** Apartment

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