## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$350,000		&		\$385,000			
Median sale p	rice							
Median price	\$573,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress 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



8/313 Dandenong Road, Prahran Vic 3181







**Property Type:** Apartment Agent Comments

Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> Indicative Selling Price \$350,000 - \$385,000 Median Unit Price March quarter 2024: \$573,750

# **Comparable Properties**

19/31 Upton Rd WINDSOR 3181 (REI)



Price: \$400,000 Method: Sold Before Auction Date: 17/04/2024 Property Type: Unit Agent Comments

Agent Comments



3/33 Charnwood Rd ST KILDA 3182 (REI)

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

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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