Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 113/270 High Street, Prahran Vic 3181 |
|---------------------------------------|
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| |

Indicative selling price

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

| Range between | \$275,000 | & | \$300,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$460,000 | Pro | perty Type | Unit | | Suburb | Prahran |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/07/2024 | to | 30/09/2024 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 705/15 Clifton St PRAHRAN 3181 | \$272,000 | 12/11/2024 |
| 2 | 401/22 Chatham St PRAHRAN 3181 | \$295,000 | 21/08/2024 |
| 3 | 801/50 Claremont St SOUTH YARRA 3141 | \$280,000 | 15/08/2024 |

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: | 14/01/2025 10:19 |
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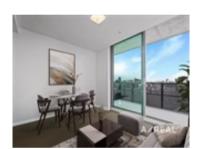
Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$275,000 - \$300,000 **Median Unit Price** September quarter 2024: \$460,000



Property Type: Agent Comments

Comparable Properties



705/15 Clifton St PRAHRAN 3181 (REI/VG)

Price: \$272,000 Method: Private Sale Date: 12/11/2024

Property Type: Apartment

Agent Comments



401/22 Chatham St PRAHRAN 3181 (REI/VG)





Price: \$295,000 Method: Private Sale Date: 21/08/2024

Property Type: Apartment

Agent Comments



801/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Price: \$280,000 Method: Private Sale Date: 15/08/2024

Property Type: Apartment

Agent Comments

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



