Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 502/15 Clifton Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$430,000		&		\$460,000			
Median sale pi	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	209/20 Garden St SOUTH YARRA 3141	\$465,000	07/08/2023
2	525/32 Bray St SOUTH YARRA 3141	\$460,000	08/09/2023
3	1103/610 St Kilda Rd MELBOURNE 3004	\$450,000	29/11/2023

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:

07/12/2023 11:37









Property Type: Apratment Agent Comments Indicative Selling Price \$430,000 - \$460,000 Median Unit Price Year ending September 2023: \$520,000

Comparable Properties



209/20 Garden St SOUTH YARRA 3141 (REI/VG)



Price: \$465,000 Method: Private Sale Date: 07/08/2023 Property Type: Apartment Agent Comments

Agent Comments



525/32 Bray St SOUTH YARRA 3141 (REI/VG)

Price: \$460,000 Method: Private Sale Date: 08/09/2023 Property Type: Apartment



1103/610 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$450,000 Method: Private Sale Date: 29/11/2023 Property Type: Apartment

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





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