

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

502/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 30/09/2023 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	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



2 1 1

Property Type: Apartment

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)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 07/08/2023

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 08/09/2023

Property Type: Apartment



1103/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 29/11/2023

Property Type: Apartment

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