

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

604/201 High Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$340,000

&

\$359,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Prahran

Period - From

19/10/2021

to

18/10/2022

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	2/3 Clara St SOUTH YARRA 3141	\$352,000	06/09/2022
2	1502/594 St Kilda Rd MELBOURNE 3004	\$347,000	29/06/2022
3	138/471 Malvern Rd SOUTH YARRA 3141	\$345,000	05/08/2022

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:

19/10/2022 15:59



Property Type: Apartment

Agent Comments

Comparable Properties



2/3 Clara St SOUTH YARRA 3141 (REI/VG)



Agent Comments

Similar in size and accommodation.

Price: \$352,000

Method: Private Sale

Date: 06/09/2022

Property Type: Unit



1502/594 St Kilda Rd MELBOURNE 3004 (REI/VG)



Agent Comments

1.35km away. Similar size and accommodation,

Price: \$347,000

Method: Private Sale

Date: 29/06/2022

Property Type: Apartment



138/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)



Agent Comments

Similar size block within 1km.

Price: \$345,000

Method: Private Sale

Date: 05/08/2022

Property Type: Apartment