

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

913/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2023

to

31/12/2023

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	12/8 Charnwood Gr ST KILDA 3182	\$390,000	14/02/2024
2	1/14 Wrexham Rd WINDSOR 3181	\$385,000	19/12/2023
3	601/15 Clifton St PRAHRAN 3181	\$382,500	22/12/2023

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:

15/02/2024 16:08



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

December quarter 2023: \$550,000

Comparable Properties



12/8 Charnwood Gr ST KILDA 3182 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



1/14 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 19/12/2023

Property Type: Unit



601/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$382,500

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504