

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

20/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Prahran

Period - From 01/07/2021 to 30/06/2022 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	609/31 Grattan St PRAHRAN 3181	\$648,000	15/09/2022
2	101/12 Anchor PI PRAHRAN 3181	\$630,000	02/07/2022
3	510/31 Grattan St PRAHRAN 3181	\$630,000	30/06/2022

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:

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending June 2022: \$620,000



2 1 2

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



609/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$648,000

Method: Private Sale

Date: 15/09/2022

Property Type: Apartment



101/12 Anchor PI PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 02/07/2022

Property Type: Unit



510/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 30/06/2022

Property Type: Apartment

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