# 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

126/87 HIGH STREET PRAHRAN VIC 3181

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price or range between \$3	70,000 &	\$395,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$560,000	Prop	erty type	Unit		Suburb	Prahran
Period-from	01 Feb 2024	to	31 Jan 2	2025	Source		Corelogic

## 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 6 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
220/87 HIGH STREET PRAHRAN VIC 3181	\$400,000	09-Jul-24
415/87 HIGH STREET PRAHRAN VIC 3181	\$440,000	08-May-24
111/87 HIGH STREET PRAHRAN VIC 3181	\$400,000	22-Jul-24

#### 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 6 months.

This Statement of Information was prepared on: 03 February 2025





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220/87 HIGH STREET PRAHRAN **VIC 3181** 

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Sold Price

\$400,000 Sold Date 09-Jul-24

Distance

0km



415/87 HIGH STREET PRAHRAN VIC 3181

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Sold Price

\$440,000 Sold Date 08-May-24

Distance 0km



111/87 HIGH STREET PRAHRAN VIC Sold Price 3181

\$400,000 Sold Date 22-Jul-24

Distance 0km

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**RS** = Recent sale

UN = Undisclosed Sale

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