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	413/201 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	$330,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,250	Property type	Unit	Suburb	Prahran
Period-from	01 Feb 2019	to	31 Jan 2020	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
106/15 Clifton Street Prahran VIC 3181	$385,000	13-Feb-20
410/15 Clifton Street Prahran VIC 3181	$425,000	30-Apr-19
622/15 Clifton Street Prahran VIC 3181	$420,000	03-Dec-19

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: 26 February 2020

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106/15 Clifton Street Prahran VIC 3181

1 1 1

Sold Price RS **$385,000** UN Sold Date **13-Feb-20**

Distance **-**



410/15 Clifton Street Prahran VIC 3181

1 1 1

Sold Price **$425,000** Sold Date **30-Apr-19**

Distance **-**



622/15 Clifton Street Prahran VIC 3181

2 1 -

Sold Price **$420,000** Sold Date **03-Dec-19**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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