

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

401/1 MOUNT 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2023

to

30 Sep 2024

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

106/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	06-Jun-24
303/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000	05-Jul-24
503/1 MOUNT STREET PRAHRAN VIC 3181	\$560,000	02-Feb-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: 08 October 2024



**106/1 MOUNT STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$600,000

Sold Date **06-Jun-24**

Distance

0km



**303/1 MOUNT STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

Sold Date **05-Jul-24**

Distance

0.02km



**503/1 MOUNT STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$560,000

Sold Date **02-Feb-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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