

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

7/17 MACQUARIE 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

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Prahran

Period-from

01 Mar 2022

to

28 Feb 2023

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

404/42 PORTER STREET PRAHRAN VIC 3181	\$130,000	29-Nov-22
12 PORTER STREET PRAHRAN VIC 3181	\$700,000	26-Jul-13
406/60 GARDEN STREET SOUTH YARRA VIC 3141	\$122,000	24-Feb-23

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: 24 March 2023



404/42 PORTER STREET PRAHRAN VIC 3181

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Sold Price **\$130,000** Sold Date **29-Nov-22**

Distance **0.27km**



12 PORTER STREET PRAHRAN VIC 3181

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Sold Price **\$700,000** Sold Date **26-Jul-13**

Distance **0.17km**



406/60 GARDEN STREET SOUTH YARRA VIC 3141

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Sold Price ^{RS} **\$122,000** Sold Date **24-Feb-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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