

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

1/2a Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$574,000 Property Type Unit Suburb Prahran

Period - From 23/05/2023 to 22/05/2024 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	6/59 Alma Rd ST KILDA 3182	\$370,000	11/05/2024
2	3/33 Charnwood Rd ST KILDA 3182	\$367,000	12/05/2024
3	5/31 Howitt St SOUTH YARRA 3141	\$355,000	17/05/2024

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:

23/05/2024 09:44



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

23/05/2023 - 22/05/2024: \$574,000

Comparable Properties



6/59 Alma Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$370,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Apartment



3/33 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$367,000

Method: Auction Sale

Date: 12/05/2024

Property Type: Apartment



5/31 Howitt St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Private Sale

Date: 17/05/2024

Property Type: Apartment