Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 101/25 Clifton Street, Prahran Vic 3181

Indicative selling price .

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

Single price \$275,000

Median sale price

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Median price	\$477,500	Pro	perty Type Unit	:	S	Suburb	Prahran
Period - From	01/04/2023	to	30/06/2023	Sou	urce R	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.

Ado	dress of comparable property	Price	Date of sale
1	405/15 Clifton St PRAHRAN 3181	\$285,000	29/06/2023
2	108/22 Chatham St PRAHRAN 3181	\$283,000	17/02/2023
3	106/15 Clifton St PRAHRAN 3181	\$275,000	23/05/2023

OR

B*____ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/08/2023 09:07









Property Type: Apartment Agent Comments

Indicative Selling Price \$275,000 **Median Unit Price** June quarter 2023: \$477,500

Comparable Properties



405/15 Clifton St PRAHRAN 3181 (REI)



Price: \$285,000 Method: Private Sale Date: 29/06/2023 Property Type: Unit

Agent Comments

108/22 Chatham St PRAHRAN 3181 (VG)

Agent Comments



Price: \$283,000 Method: Sale Date: 17/02/2023 Property Type: Strata Unit/Flat



106/15 Clifton St PRAHRAN 3181 (REI/VG)



Agent Comments



Price: \$275,000 Method: Private Sale Date: 23/05/2023 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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