

# 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

1012/15 Clifton Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$420,000

### Median sale price

Median price \$526,500

Property Type Unit

Suburb Prahran

Period - From 01/07/2022

to 30/06/2023

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	9/29 Grattan St PRAHRAN 3181	\$395,000	20/09/2023
2	210/201 High St PRAHRAN 3181	\$390,000	06/09/2023
3	5/37 Greville St PRAHRAN 3181	\$345,000	21/09/2023

**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:

09/10/2023 16:29



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$420,000

**Median Unit Price**

Year ending June 2023: \$526,500

## Comparable Properties



**9/29 Grattan St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment



**210/201 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** Apartment



**5/37 Greville St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 21/09/2023

**Property Type:** Apartment

**Account - Belle Property South Yarra** | P: 03 9868 5444 | F: 03 9868 5455