

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

104/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$275,000 & \$302,500

Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 29/05/2023 to 28/05/2024 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	11/16 Normanby St WINDSOR 3181	\$317,000	21/05/2024
2	803/47 Claremont St SOUTH YARRA 3141	\$285,000	02/05/2024
3	14/40 Waterloo Cr ST KILDA 3182	\$280,000	21/05/2024

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:

29/05/2024 09:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000 - \$302,500

Median Unit Price

29/05/2023 - 28/05/2024: \$575,000

Comparable Properties



11/16 Normanby St WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$317,000

Method: Private Sale

Date: 21/05/2024

Property Type: Apartment



803/47 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$285,000

Method: Private Sale

Date: 02/05/2024

Property Type: Apartment



14/40 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$280,000

Method: Private Sale

Date: 21/05/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140