

# 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

104/6 Sydney 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)

Range between \$1,390,000

&

\$1,440,000

### Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	3/6 St Johns La TOORAK 3142	\$1,510,000	27/11/2023
2	3/1 Sydney St ARMADALE 3143	\$1,500,000	22/12/2023
3	103/75 Union St ARMADALE 3143	\$1,430,000	19/10/2023

**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:

13/03/2024 22:28



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/6 St Johns La TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$1,510,000

**Method:** Expression of Interest

**Date:** 27/11/2023

**Property Type:** Apartment

**3/1 Sydney St ARMADALE 3143 (VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Sale

**Date:** 22/12/2023

**Property Type:** Strata Unit/Flat



**103/75 Union St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** Apartment