

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

310/153B High Street, Prahran Vic 3181

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Prahran

Period - From 04/03/2023

to 03/03/2024

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	508/85-87 High St PRAHRAN 3181	\$365,000	09/10/2023
2	406/22 Chatham St PRAHRAN 3181	\$360,000	01/12/2023
3	207/120 Greville St PRAHRAN 3181	\$360,000	20/10/2023

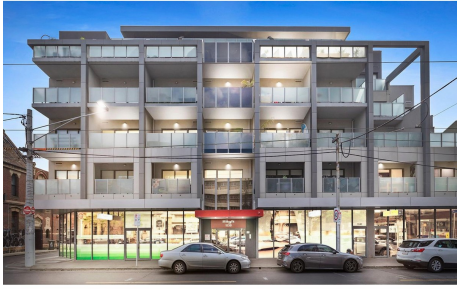
OR

~~**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:

04/03/2024 10:03

310/153B High Street, Prahran Vic 3181



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$365,000

Median Unit Price
04/03/2023 - 03/03/2024: \$520,000

Comparable Properties



508/85-87 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 09/10/2023
Property Type: Apartment



406/22 Chatham St PRAHRAN 3181 (RE/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment

207/120 Greville St PRAHRAN 3181 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 20/10/2023
Property Type: Strata Unit/Flat

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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