

# 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

18/1 Lumley Court, 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 \$200,000 & \$220,000

### Median sale price

Median price \$477,500 Property Type Unit Suburb Prahran

Period - From 01/04/2023 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	623/32 Bray St SOUTH YARRA 3141	\$220,000	06/05/2023
2	43/145 Canterbury Rd TOORAK 3142	\$218,000	06/05/2023
3	28/4 Wando Gr ST KILDA EAST 3183	\$210,000	28/02/2023

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:

09/08/2023 14:59

18/1 Lumley Court, Prahran Vic 3181



 1  1  1

**Rooms:** 2

**Property Type:** Studio Apartment

**Agent Comments**

**Indicative Selling Price**

\$200,000 - \$220,000

**Median Unit Price**

June quarter 2023: \$477,500

## Comparable Properties



**623/32 Bray St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$220,000

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**43/145 Canterbury Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$218,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Apartment



**28/4 Wando Gr ST KILDA EAST 3183 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$210,000

**Method:** Private Sale

**Date:** 28/02/2023

**Property Type:** Studio Apartment

**Account - McGrath South Yarra**



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