

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

202c/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	914/15 Clifton St PRAHRAN 3181	\$530,000	12/04/2024
2	209/233 Dandenong Rd PRAHRAN 3181	\$510,000	27/05/2024
3	407/201 High St PRAHRAN 3181	\$460,000	24/04/2024

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:

14/06/2024 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$485,000 - \$530,000
Median Unit Price
March quarter 2024: \$573,750

Comparable Properties



914/15 Clifton St PRAHRAN 3181 (VG)



Agent Comments

Same Complex, 2 x bedroom, higher level

Price: \$530,000
Method: Sale
Date: 12/04/2024
Property Type: Strata Unit/Flat



209/233 Dandenong Rd PRAHRAN 3181 (REI)



Agent Comments

Main road address, contemporary style, 2 x bed, 1 x bath, 1 x car

Price: \$510,000
Method: Private Sale
Date: 27/05/2024
Property Type: Unit



407/201 High St PRAHRAN 3181 (REI/VG)



Agent Comments

Same complex, High Street side, 2 x bed, 1 x bath

Price: \$460,000
Method: Private Sale
Date: 24/04/2024
Property Type: Unit