

# 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

205/8 Bangs 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 \$400,000 & \$440,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 18/06/2023 to 17/06/2024 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	2/58 The Avenue WINDSOR 3181	\$435,000	29/05/2024
2	8/115 York St PRAHRAN 3181	\$410,000	30/05/2024
3	5/43 Grandview Gr PRAHRAN 3181	\$400,000	09/05/2024

**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:

18/06/2024 15:03



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/58 The Avenue WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Apartment



**8/115 York St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$410,000

**Method:** Sold Before Auction

**Date:** 30/05/2024

**Property Type:** Apartment



**5/43 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** Apartment