

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

208/1 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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	G02/2a Nelson St BALACLAVA 3183	\$660,000	21/09/2023
2	1203/8 Daly St SOUTH YARRA 3141	\$650,000	17/10/2023
3	2006/7 Yarra St SOUTH YARRA 3141	\$630,000	31/10/2023

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:

09/11/2023 12:48



Property Type:

Agent Comments

Comparable Properties



G02/2a Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 21/09/2023

Property Type: Apartment



1203/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/10/2023

Property Type: Apartment



2006/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525