Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	208/1 Mount Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$630,000	&	\$670,000
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Median sale price

Median price	\$601,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023	So	ource	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

Add	dress 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 comparableproperties 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





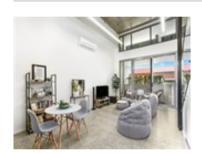
James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$630,000 - \$670,000 **Median Unit Price** September quarter 2023: \$601,000



Property Type: Agent Comments

Comparable Properties



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

Price: \$660,000 Method: Private Sale Date: 21/09/2023

└── 2

Property Type: Apartment

Agent Comments



1203/8 Daly St SOUTH YARRA 3141 (REI)

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Price: \$650,000 Method: Private Sale Date: 17/10/2023

Property Type: Apartment

Agent Comments



2006/7 Yarra St SOUTH YARRA 3141 (REI)

- 2

Price: \$630.000 Method: Private Sale Date: 31/10/2023

Property Type: Apartment

Agent Comments

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



