

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

220/87 High Street, Prahran Vic 3181

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	208/36 Porter St PRAHRAN 3181	\$415,000	24/11/2023
2	506/201 High St PRAHRAN 3181	\$405,000	31/10/2023
3	311/201 High St PRAHRAN 3181	\$400,000	20/03/2024

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:

05/04/2024 12:11



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$429,000

Median Unit Price

December quarter 2023: \$550,000

Comparable Properties



208/36 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 24/11/2023

Property Type: Apartment

506/201 High St PRAHRAN 3181 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 31/10/2023

Property Type: Strata Unit/Flat



311/201 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 20/03/2024

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455