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	e \$429,000									
Median sale price										
Median price	\$550,000	Pro	perty Type Unit			Suburb	Prahran			
Period - From	01/10/2023	to	31/12/2023	Sou	ırce	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.

Add	dress 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)



Price: \$415,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

Agent Comments

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



propertydata

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