

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

23/6 WILLIAMS ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$260,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

19/6 WILLIAMS ROAD PRAHRAN VIC 3181	\$260,000	03-Feb-24
201/233 DANDENONG ROAD WINDSOR VIC 3181	\$280,000	03-Mar-24
211/153B HIGH STREET PRAHRAN VIC 3181	\$285,000	07-May-24

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 6 months.~~

This Statement of Information was prepared on: 04 June 2024

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**19/6 WILLIAMS ROAD PRAHRAN
VIC 3181**

1 1 1

Sold Price **\$260,000** Sold Date **03-Feb-24**

Distance **0.04km**



**201/233 DANDENONG ROAD
WINDSOR VIC 3181**

1 1 1

Sold Price **\$280,000** Sold Date **03-Mar-24**

Distance **0.24km**



**211/153B HIGH STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price ^{RS} **\$285,000** Sold Date **07-May-24**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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