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

24/603 High Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$400,000		&		\$440,000			
Median sale price								
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/28 Wynnstay Rd PRAHRAN 3181	\$441,500	09/02/2024
2	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024
3	1/55 Northcote Rd ARMADALE 3143	\$422,500	15/03/2024

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:

19/03/2024 16:23









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$505,000

Comparable Properties

3/28 Wynnstay Rd PRAHRAN 3181 (REI) 1 1 1 1 1 1 1 Price: \$441,500 Method: Private Sale Date: 09/02/2024 Property Type: Apartment	Agent Comments
9/8 Grandview Gr PRAHRAN 3181 (REI) 1 1 1 1 1 1 1 Price: \$425,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment	Agent Comments
1/55 Northcote Rd ARMADALE 3143 (REI) 1 1 1 2 - Price: \$422,500 Method: Private Sale Date: 15/03/2024 Property Type: Apartment	Agent Comments

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





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