## 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

3/221 Dandenong Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	27/02/2023	to	26/02/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	11/8-10 Kelvin Gr PRAHRAN 3181	\$647,500	16/12/2023
2	20/5 Gooch St PRAHRAN 3181	\$632,500	10/02/2024
3	5/329 Dandenong Rd PRAHRAN 3181	\$620,000	12/12/2023

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:

27/02/2024 10:35









Property Type: apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 27/02/2023 - 26/02/2024: \$515,000

# **Comparable Properties**



11/8-10 Kelvin Gr PRAHRAN 3181 (REI)



Price: \$647,500 Method: Auction Sale Date: 16/12/2023 Property Type: Apartment Agent Comments

Agent Comments



**1** 2 **1 1** 

20/5 Gooch St PRAHRAN 3181 (REI)

Price: \$632,500 Method: Auction Sale Date: 10/02/2024 Property Type: Apartment



5/329 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$620,000 Method: Sold Before Auction Date: 12/12/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9864 5000



propertydata

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