

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

303/1 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Prahran

Period - From 16/04/2023 to 15/04/2024 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	404/1 Evergreen Mews ARMADALE 3143	\$715,000	28/02/2024
2	305/8c Evergreen Mews ARMADALE 3143	\$695,000	10/04/2024
3	23/9 The Avenue WINDSOR 3181	\$665,000	09/04/2024

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.~~

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

16/04/2023 - 15/04/2024: \$545,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



404/1 Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2 2 1

2 bed,2 bath,1 car. Located in Armadale.

Price: \$715,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



305/8c Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2 2 1

2 bed,2 bath,1 car. Located in Armadale.

Price: \$695,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment



23/9 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

2 bed,1 bath, 1 car. Located within 1km.

Price: \$665,000

Method: Private Sale

Date: 09/04/2024

Property Type: Apartment

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