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

305/525 High Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,600,000		&		\$1,760,000					
Median sale p	rice									
Median price	\$1,697,500	Pro	operty Type	Hou	ISE		Suburb	Prahran		
Period - From	03/10/2022	to	02/10/2023		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.

Add	dress of comparable property	Price	Date of sale
1	3 Wilgah St ST KILDA EAST 3183	\$1,675,000	11/05/2023
2	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023
3	202/3 Robinson St PRAHRAN 3181	\$1,600,000	20/09/2023

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:

03/10/2023 12:49







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price 03/10/2022 - 02/10/2023: \$1,697,500

Comparable Properties



3 Wilgah St ST KILDA EAST 3183 (REI/VG)

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Price: \$1,675,000 Method: Sold Before Auction Date: 11/05/2023 Property Type: House (Res) Land Size: 289 sqm approx

Agent Comments

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1/23 Wynnstay Rd PRAHRAN 3181 (REI)

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Price: \$1,640,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res)



202/3 Robinson St PRAHRAN 3181 (REI)



Price: \$1,600,000 Method: Private Sale Date: 20/09/2023 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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