

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

31/8 Sydney Street, Prahran Vic 3181

Indicative selling price

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

Range between \$750,000 & \$780,000

Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	12/415 Toorak Rd TOORAK 3142	\$781,000	20/05/2023
2	11/544 Orrong Rd ARMADALE 3143	\$785,000	27/04/2023
3	6/3 Struan St TOORAK 3142	\$805,000	29/03/2023

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:

28/07/2023 11:19



Property Type: Apartment

Agent Comments

Comparable Properties



12/415 Toorak Rd TOORAK 3142 (REI)

Agent Comments



Price: \$781,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



11/544 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$785,000

Method: Sold Before Auction

Date: 27/04/2023

Property Type: Apartment



6/3 Struan St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$805,000

Method: Sold Before Auction

Date: 29/03/2023

Property Type: Unit