

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

320/15 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

508/87 HIGH STREET PRAHRAN VIC 3181	\$365,000	05-Oct-23
410/270 HIGH STREET WINDSOR VIC 3181	\$375,000	26-Oct-23
210/201 HIGH STREET PRAHRAN VIC 3181	\$390,000	05-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 08 February 2024



**508/87 HIGH STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price **\$365,000** Sold Date **05-Oct-23**

Distance **0.5km**



**410/270 HIGH STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price **\$375,000** Sold Date **26-Oct-23**

Distance **0.22km**



**210/201 HIGH STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price **\$390,000** Sold Date **05-Sep-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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