

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

404/28 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	401/19 Regent St PRAHRAN 3181	\$385,000	25/01/2024
2	106/36 Wilson St SOUTH YARRA 3141	\$352,500	19/02/2024
3	921/8 Daly St SOUTH YARRA 3141	\$350,000	27/02/2024

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.~~

This Statement of Information was prepared on: 19/04/2024 19:41

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
March quarter 2024: \$573,750



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



401/19 Regent St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$385,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment



106/36 Wilson St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$352,500
Method: Private Sale
Date: 19/02/2024
Property Type: Apartment



921/8 Daly St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140