

# 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 5/130 Williams Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$249,000

### Median sale price

Median price \$566,000

Property Type Unit

Suburb Prahran

Period - From 14/05/2023

to 13/05/2024

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	50/145 Canterbury Rd TOORAK 3142	\$230,000	25/03/2024
2	4/8 Henry St WINDSOR 3181	\$227,000	30/11/2023
3	32/4 Wando Gr ST KILDA EAST 3183	\$220,000	27/01/2024

**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:

14/05/2024 14:06

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**Indicative Selling Price**

\$249,000

**Median Unit Price**

14/05/2023 - 13/05/2024: \$566,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**50/145 Canterbury Rd TOORAK 3142 (VG)**



Agent Comments

1 bed, 1 bath, no car.

**Price:** \$230,000

**Method:** Sale

**Date:** 25/03/2024

**Property Type:** Strata Unit/Flat



**4/8 Henry St WINDSOR 3181 (REI/VG)**



Agent Comments

1 bed, 1 bath, no car.

**Price:** \$227,000

**Method:** Auction Sale

**Date:** 30/11/2023

**Property Type:** Apartment



**32/4 Wando Gr ST KILDA EAST 3183 (REI/VG)**



Agent Comments

Located in St Kilda. 1 bed, 1 bath, 1 car.

**Price:** \$220,000

**Method:** Private Sale

**Date:** 27/01/2024

**Property Type:** Apartment

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