

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 5/297 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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 | 8/83 Mathoura Rd TOORAK 3142 | \$400,000 | 26/01/2024 |
| 2 | 305/233 Dandenong Rd WINDSOR 3181 | \$388,500 | 13/03/2024 |
| 3 | 1/233 Dandenong Rd WINDSOR 3181 | \$377,500 | 31/01/2024 |

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: 19/03/2024 16:20



Property Type: Apartment

Agent Comments

Comparable Properties



8/83 Mathoura Rd TOORAK 3142 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 26/01/2024

Property Type: Unit



305/233 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$388,500

Method: Private Sale

Date: 13/03/2024

Property Type: Apartment



1/233 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$377,500

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment