

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

5/313 DANDENONG ROAD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2022

to

31 Aug 2023

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

8/8 AIRLIE AVENUE PRAHRAN VIC 3181	\$371,000	01-Apr-23
7/26 GRANDVIEW GROVE PRAHRAN VIC 3181	\$375,000	28-Aug-23
8/48 SUTHERLAND ROAD ARMADALE VIC 3143	\$390,000	19-Apr-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: 29 September 2023

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



8/8 AIRLIE AVENUE PRAHRAN VIC 3181 Sold Price **\$371,000** Sold Date **01-Apr-23**

1 1 -

Distance **0.5km**



7/26 GRANDVIEW GROVE PRAHRAN VIC 3181 Sold Price ^{RS} **\$375,000** Sold Date **28-Aug-23**

1 1 -

Distance **0.92km**



8/48 SUTHERLAND ROAD ARMADALE VIC 3143 Sold Price **\$390,000** Sold Date **19-Apr-23**

1 1 1

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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