

# 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 5/43 Murray Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$520,000 & \$570,000

### Median sale price

Median price \$625,500 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 30/06/2022 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	19/12a Abeckett St PRAHRAN 3181	\$528,000	20/08/2022
2	3/41 Murray St PRAHRAN 3181	\$536,000	24/08/2022
3	6/32 Williams Rd PRAHRAN 3181	\$558,000	29/03/2022

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: 26/09/2022 12:00



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**19/12a Abeckett St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$528,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Property Type:** Apartment



**3/41 Murray St PRAHRAN 3181 (REI)**

Agent Comments

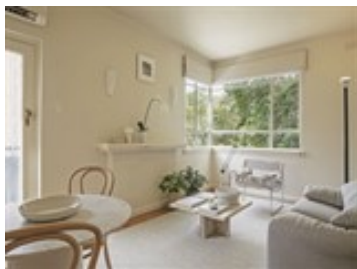


**Price:** \$536,000

**Method:** Sold Before Auction

**Date:** 24/08/2022

**Property Type:** Apartment



**6/32 Williams Rd PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$558,000

**Method:** Sold Before Auction

**Date:** 29/03/2022

**Property Type:** Apartment