Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| | 505/105 High Street, Prahran Vic 3181 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$710,000 | & | \$780,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$572,500 | Pro | perty Type | Unit | | Suburb | Prahran |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 04/06/2023 | to | 03/06/2024 | | 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

| 7,01 | aress of comparable property | 1 1100 | Date of Sale |
|------|------------------------------------|-----------|--------------|
| 1 | 701/74 Queens Rd MELBOURNE 3004 | \$760,000 | 18/05/2024 |
| 2 | 406/13-15 Grattan St PRAHRAN 3181 | \$750,000 | 24/05/2024 |
| 3 | 2509/3-5 St Kilda Rd ST KILDA 3182 | \$701,000 | 10/05/2024 |

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: | 04/06/2024 15:37 |
|--|------------------|



Date of sale



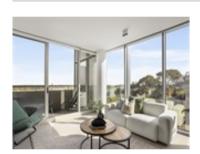




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$710,000 - \$780,000 Median Unit Price 04/06/2023 - 03/06/2024: \$572,500

Comparable Properties



701/74 Queens Rd MELBOURNE 3004 (REI)

2 **-** 2 6

Price: \$760,000

Method: Private Sale Date: 18/05/2024 Property Type: Unit Agent Comments



406/13-15 Grattan St PRAHRAN 3181 (REI)

🛌 2 2

Price: \$750,000 Method: Private Sale Date: 24/05/2024

Property Type: Apartment

Agent Comments



2509/3-5 St Kilda Rd ST KILDA 3182 (REI)

12 2 **2 2**

Price: \$701,000 Method: Private Sale Date: 10/05/2024

Property Type: Apartment

Agent Comments

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



