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

6/20 ST Edmonds Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$518,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	19/06/2022	to	18/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	511/35 Wilson St SOUTH YARRA 3141	\$590,000	23/05/2023
2	2/29 Charnwood Rd ST KILDA 3182	\$555,000	30/04/2023
3	203/k6 High St WINDSOR 3181	\$550,000	22/03/2023

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:

19/06/2023 10:54



6/20 ST Edmonds Road, Prahran Vic 3181

BigginScott^{*}





Property Type: Strata Unit/Flat Agent Comments

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 19/06/2022 - 18/06/2023: \$518,000

Comparable Properties

511/35 Wilson St SOUTH YARRA 3141 (REI) 2 1 1 1 Price: \$590,000 Method: Sold Before Auction Date: 23/05/2023 Property Type: Apartment Land Size: 71 sqm approx	Agent Comments 2 bed, 1 bath, 1 car. Located in South Yarra.
2/29 Charnwood Rd ST KILDA 3182 (REI/VG) 2 1 1 1 Price: \$555,000 Method: Private Sale Date: 30/04/2023 Property Type: Apartment	Agent Comments 2 bed,1 bath, 1 car. Larger courtyard. Located in St Kilda.
203/k6 High St WINDSOR 3181 (REI/VG) 2 1 1 1 1 Price: \$550,000 Method: Private Sale Date: 22/03/2023 Property Type: Apartment	Agent Comments 2 bed,1 bath, 1 car. Similar size. Located in Windsor.

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



Propertydata

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