

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$518,000 Property Type Unit Suburb Prahran

Period - From 19/06/2022 to 18/06/2023 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	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

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

19/06/2022 - 18/06/2023: \$518,000


 2
  1
  1
**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**511/35 Wilson St SOUTH YARRA 3141 (REI)**

Agent Comments

 2
  1
  1

2 bed, 1 bath, 1 car. Located in South Yarra.

**Price:** \$590,000**Method:** Sold Before Auction**Date:** 23/05/2023**Property Type:** Apartment**Land Size:** 71 sqm approx**2/29 Charnwood Rd ST KILDA 3182 (REI/VG)**

Agent Comments

 2
  1
  1

2 bed, 1 bath, 1 car. Larger courtyard. Located in St Kilda.

**Price:** \$555,000**Method:** Private Sale**Date:** 30/04/2023**Property Type:** Apartment**203/k6 High St WINDSOR 3181 (REI/VG)**

Agent Comments

 2
  1
  1

2 bed, 1 bath, 1 car. Similar size. Located in Windsor.

**Price:** \$550,000**Method:** Private Sale**Date:** 22/03/2023**Property Type:** Apartment

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