

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

6/6 WILLIAMS 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2022

to

30 Jun 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

7/60 CHOMLEY STREET PRAHRAN VIC 3181	\$495,000	30-Mar-23
204/7 CARLTON STREET PRAHRAN VIC 3181	\$500,000	14-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: 20 July 2023

**7/60 CHOMLEY STREET PRAHRAN
VIC 3181**

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Sold Price

\$495,000

Sold Date

30-Mar-23

Distance

0.44km**204/7 CARLTON STREET
PRAHRAN VIC 3181**

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Sold Price

\$500,000

Sold Date

14-Apr-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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