

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

60/8 Perth Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,261,000 Property Type Townhouse Suburb Prahran

Period - From 11/06/2023 to 10/06/2024 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 | Price | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 3/2a Shirley Gr ST KILDA EAST 3183 | \$1,120,000 | 17/02/2024 |
| 2 | 14/30 The Avenue WINDSOR 3181 | \$1,085,000 | 02/03/2024 |
| 3 | 1/648 High St PRAHRAN 3181 | \$1,035,000 | 16/03/2024 |

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:

11/06/2024 15:40



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

11/06/2023 - 10/06/2024: \$1,261,000

Comparable Properties



3/2a Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments

 3  2  2

Price: \$1,120,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



14/30 The Avenue WINDSOR 3181 (REI)

Agent Comments

 3  1  2

Price: \$1,085,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



1/648 High St PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$1,035,000

Method: Private Sale

Date: 16/03/2024

Property Type: Apartment