## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 601/15 Clifton Street, Prahran Vic 3181

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ting |        |         |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|---------|
| Range betweer   | \$420,000         |      | &            |        | \$460,000 |      |        |         |
| Median sale p   | rice              |      |              |        |           |      |        |         |
| Median price    | \$526,500         | Pro  | operty Type  | Unit   |           |      | Suburb | Prahran |
| Period - From   | 01/07/2022        | to   | 30/06/2023   |        | 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.

| Ade | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 802/15 Clifton St PRAHRAN 3181     | \$475,000 | 29/08/2023   |
| 2   | 10/72-74 Carlisle St ST KILDA 3182 | \$465,000 | 09/09/2023   |
| 3   | 525/32 Bray St SOUTH YARRA 3141    | \$460,000 | 08/09/2023   |

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:

25/09/2023 13:05



601/15 Clifton Street, Prahran Vic 3181







Property Type: Strata Unit/Flat Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** Year ending June 2023: \$526,500

# **Comparable Properties**



802/15 Clifton St PRAHRAN 3181 (REI)



Price: \$475,000 Method: Private Sale Date: 29/08/2023 Property Type: Apartment

Agent Comments



10/72-74 Carlisle St ST KILDA 3182 (REI)

Agent Comments





Price: \$465,000 Method: Auction Sale Date: 09/09/2023 Property Type: Apartment

525/32 Bray St SOUTH YARRA 3141 (REI)



Agent Comments



Price: \$460.000 Method: Private Sale Date: 08/09/2023 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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