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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