

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

7/2 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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	11/22 Westbury St ST KILDA EAST 3183	\$610,000	25/08/2023
2	4/38 The Avenue BALACLAVA 3183	\$595,000	07/10/2023
3	8/11 Lewisham Rd WINDSOR 3181	\$590,000	21/10/2023

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:

25/10/2023 09:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

September quarter 2023: \$601,000

Comparable Properties



11/22 Westbury St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: Unit



4/38 The Avenue BALACLAVA 3183 (REI) Agent Comments



Price: \$595,000

Method: Private Sale

Date: 07/10/2023

Property Type: Apartment



8/11 Lewisham Rd WINDSOR 3181 (REI) Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

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