

# 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

9/113 Williams Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$415,000

### Median sale price

Median price \$477,500 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 30/06/2023 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	4/4 Powell St SOUTH YARRA 3141	\$420,000	29/06/2023
2	9/54 Sutherland Rd ARMADALE 3143	\$415,000	15/06/2023
3	204/1a Peel St WINDSOR 3181	\$395,000	19/06/2023

**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:

14/08/2023 13:13



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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$380,000 - \$415,000  
**Median Unit Price**  
 June quarter 2023: \$477,500

## Comparable Properties



4/4 Powell St SOUTH YARRA 3141 (VG)

Agent Comments

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**Price:** \$420,000  
**Method:** Sale  
**Date:** 29/06/2023  
**Property Type:** Strata Unit/Flat



9/54 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments

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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** Apartment



204/1a Peel St WINDSOR 3181 (REI)

Agent Comments

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088