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 9/113 Williams Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$380,000		&		\$415,000			
Median sale p	rice							
Median price	\$477,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	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.

Add	lress 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



RT Edgar





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)



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

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



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



204/1a Peel St WINDSOR 3181 (REI)



Agent Comments

Agent Comments

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





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