

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

9/8 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	8/1 Celeste Ct ST KILDA EAST 3183	\$331,000	15/05/2024
2	1/28 Lewisham Rd WINDSOR 3181	\$340,000	19/04/2024
3	23/83 Westbury St ST KILDA EAST 3183	\$350,000	10/04/2024

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:

24/06/2024 10:54



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Property Type: Apartment (Strata)
Land Size: 42 sqm approx
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
March quarter 2024: \$573,750

Comparable Properties



8/1 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$331,000
Method: Private Sale
Date: 15/05/2024
Property Type: Apartment



1/28 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 19/04/2024
Property Type: Unit



23/83 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 10/04/2024
Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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