

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 908/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 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	304/8c Evergreen Mews ARMADALE 3143	\$765,000	24/08/2023
2	301/525 High St PRAHRAN 3181	\$745,000	13/07/2023
3	401/163 Fitzroy St ST KILDA 3182	\$735,000	09/05/2023

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: 25/08/2023 13:14



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



304/8c Evergreen Mews ARMADALE 3143 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment



301/525 High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$745,000

Method: Sold Before Auction

Date: 13/07/2023

Property Type: Unit



401/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 09/05/2023

Property Type: Apartment