

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

1/235 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2019

to

30/09/2019

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	4/307 Inkerman St ST KILDA EAST 3183	\$845,000	14/09/2019
2	5/2 Nelson St BALACLAVA 3183	\$775,000	25/09/2019
3	4/304 Dandenong Rd ST KILDA EAST 3183	\$770,000	26/10/2019

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:

06/11/2019 08:42



Property Type: Apartment
Land Size: 103 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

September quarter 2019: \$605,000

Comparable Properties



4/307 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$845,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Townhouse (Single)



5/2 Nelson St BALACLAVA 3183 (REI) **Agent Comments**



Price: \$775,000
Method: Private Sale
Date: 25/09/2019
Property Type: Townhouse (Single)



4/304 Dandenong Rd ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$770,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 4
Property Type: Apartment