

# 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

216/87 High Street, 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 & \$418,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Prahran

Period - From 01/07/2020 to 30/06/2021 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 | 2203/3-5 St Kilda Rd ST KILDA 3182 | \$405,000 | 17/08/2021   |
| 2 | 312/31 Grattan St PRAHRAN 3181     | \$400,000 | 12/07/2021   |
| 3 | 210/33 James St WINDSOR 3181       | \$380,000 | 19/07/2021   |

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:

28/09/2021 17:33

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**Indicative Selling Price**

\$380,000 - \$418,000

**Median Unit Price**

Year ending June 2021: \$625,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2203/3-5 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 17/08/2021

**Property Type:** Apartment



**312/31 Grattan St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 12/07/2021

**Property Type:** Apartment



**210/33 James St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/07/2021

**Property Type:** Apartment

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