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	1107/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $650,000 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/03/2022 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	306/36 Porter St PRAHRAN 3181	$520,000	04/11/2021
2	2/95 Wellington St ST KILDA 3182	$520,000	20/11/2021
3	402/8e Evergreen Mews ARMADALE 3143	$510,000	20/10/2021

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: 01/06/2022 14:41



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
March quarter 2022: $650,000

Comparable Properties

306/36 Porter St PRAHRAN 3181 (VG)

1 - -

Agent Comments

Price: $520,000
Method: Sale
Date: 04/11/2021
Property Type: Strata Unit/Flat



2/95 Wellington St ST KILDA 3182 (REI)

1 1 1

Agent Comments

Price: $520,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Apartment



402/8e Evergreen Mews ARMADALE 3143 (REI/VG)

1 1 1

Agent Comments

Price: $510,000
Method: Sold Before Auction
Date: 20/10/2021
Rooms: 3
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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