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	510/87 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $760,000 & $800,000

Median sale price

Median price $630,000 Property Type Unit Suburb Prahran

Period - From 01/01/2021 to 31/12/2021 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	1101/582 St Kilda Rd MELBOURNE 3004	$800,000	20/12/2021
2	703/478a St Kilda Rd MELBOURNE 3004	$790,000	11/03/2022
3	10/14 Macquarie St PRAHRAN 3181	$780,000	15/02/2022

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: 07/04/2022 09:11

510/87 High Street, Prahran Vic 3181

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$760,000 - $800,000
Median Unit Price
Year ending December 2021: $630,000

Comparable Properties



1101/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $800,000
Method: Private Sale
Date: 20/12/2021
Property Type: Apartment

Agent Comments



703/478a St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $790,000
Method: Private Sale
Date: 11/03/2022
Property Type: Apartment

Agent Comments



10/14 Macquarie St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $780,000
Method: Sold Before Auction
Date: 15/02/2022
Property Type: Apartment

Agent Comments

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