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	110/153b High Street, Prahran Vic 3181

Indicative selling price

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

Single price $279,000

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	104/201 High St PRAHRAN 3181	$280,000	13/01/2022
2	27/127 Grey St ST KILDA 3182	$280,000	13/02/2022
3	2/24 Prentice St ST KILDA EAST 3183	$275,000	25/11/2021

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: 23/02/2022 17:08

110/153b High Street, Prahran Vic 3181

Phoebe Hnarakis
9520 9020
0433 222 453
phnarakis@bigginscott.com.au



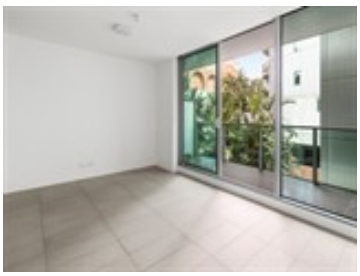
1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$279,000
Median Unit Price
Year ending December 2021: $630,000

Comparable Properties



104/201 High St PRAHRAN 3181 (REI/VG)

1 1 -

Price: $280,000
Method: Private Sale
Date: 13/01/2022
Property Type: Apartment

Agent Comments



27/127 Grey St ST KILDA 3182 (REI)

1 1 -

Price: $280,000
Method: Private Sale
Date: 13/02/2022
Property Type: Apartment

Agent Comments



2/24 Prentice St ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $275,000
Method: Sold Before Auction
Date: 25/11/2021
Property Type: Apartment

Agent Comments

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