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	8/13 Arkle Street, Prahran Vic 3181

Indicative selling price

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

Range between $360,000 & $396,000

Median sale price

Median price $587,500 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/12/2022 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	4/3 Ravens Gr ST KILDA EAST 3183	$390,000	19/10/2022
2	11/28 Lewisham Rd PRAHRAN 3181	$385,000	17/10/2022
3	9/2a Spring St PRAHRAN 3181	$360,000	22/11/2022

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: 20/01/2023 10:38

8/13 Arkle Street, Prahran Vic 3181

Michael Tynan
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$360,000 - $396,000
Median Unit Price
Year ending December 2022: $587,500

Comparable Properties



4/3 Ravens Gr ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $390,000
Method: Private Sale
Date: 19/10/2022
Property Type: Apartment

Agent Comments

Similar accommodation with balcony.



11/28 Lewisham Rd PRAHRAN 3181 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 17/10/2022
Property Type: Unit

Agent Comments

Similar accommodation



9/2a Spring St PRAHRAN 3181 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 22/11/2022
Property Type: Apartment

Agent Comments

Similar accommodation

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