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	2/11 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $591,750 Property Type Unit Suburb Prahran

Period - From 01/10/2021 to 30/09/2022 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	123/555 St Kilda Rd MELBOURNE 3004	$1,085,000	25/11/2022
2	303/1 Evergreen Mews ARMADALE 3143	$930,000	21/09/2022
3	8/11 Rockley Rd SOUTH YARRA 3141	$927,500	19/12/2022

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: 05/01/2023 10:03

2/11 Mount Street, Prahran Vic 3181

James Burne
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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
Year ending September 2022: $591,750

Comparable Properties



123/555 St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,085,000
Method: Private Sale
Date: 25/11/2022
Property Type: Apartment

Agent Comments



303/1 Evergreen Mews ARMADALE 3143 (REI/VG)

3 2 2

Price: $930,000
Method: Sold Before Auction
Date: 21/09/2022
Property Type: Apartment

Agent Comments



8/11 Rockley Rd SOUTH YARRA 3141 (REI)

3 2 1

Price: $927,500
Method: Private Sale
Date: 19/12/2022
Property Type: Apartment

Agent Comments

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