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<br>Including suburb and postcode | 21/311 Dandenong Road, Prahran Vic 3181 |

## Indicative selling price

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

Range between $300,000 & $330,000

## Median sale price

Median price $615,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 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 | 8/233 Dandenong Rd WINDSOR 3181 | $350,000 | 08/12/2022 |
| 2 | 5/263 Dandenong Rd PRAHRAN 3181 | $320,000 | 04/01/2023 |
| 3 | 13/10 Highbury Gr PRAHRAN 3181 | $315,000 | 06/10/2022 |

**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: 17/02/2023 12:39

# 21/311 Dandenong Road, Prahran Vic 3181

James Burne
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jburne@bigginscott.com.au




1 1 1

**Property Type:**
Divorce/Estate/Family Transfers
**Land Size:** 1290 sqm approx

Agent Comments

**Indicative Selling Price**
$300,000 - $330,000
**Median Unit Price**
December quarter 2022: $615,000

## Comparable Properties



**8/233 Dandenong Rd WINDSOR 3181 (VG)**

1 - -

**Price:** $350,000
**Method:** Sale
**Date:** 08/12/2022
**Property Type:** Strata Unit/Flat

Agent Comments



**5/263 Dandenong Rd PRAHRAN 3181 (REI)**

1 1 1

**Price:** $320,000
**Method:** Private Sale
**Date:** 04/01/2023
**Property Type:** Apartment

Agent Comments



**13/10 Highbury Gr PRAHRAN 3181 (REI/VG)**

1 1 1

**Price:** $315,000
**Method:** Private Sale
**Date:** 06/10/2022
**Property Type:** Apartment

Agent Comments



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