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: 710/7 King Street, Prahran Vic 3181

Indicative selling price

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

Range between: $390,000 & $429,000

Median sale price

Median price: $526,500 Property Type: Unit Suburb: Prahran

Period - From: 01/07/2022 to: 30/06/2023 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	104/25 Wilson St SOUTH YARRA 3141	$430,000	14/07/2023
2	7/2 Maddock St WINDSOR 3181	$400,000	07/04/2023
3			

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: 20/09/2023 15:50

710/7 King Street, Prahran Vic 3181

Michael Tynan
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending June 2023: $526,500

Comparable Properties



104/25 Wilson St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $430,000
Method: Private Sale
Date: 14/07/2023
Property Type: Apartment

Agent Comments

Newer block, similar accommodation



7/2 Maddock St WINDSOR 3181 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 07/04/2023
Property Type: Apartment

Agent Comments

Newer block, similar accommodation

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.

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