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 | 2/3 Anchor Place, Prahran Vic 3181 |

## Indicative selling price

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

Range between $760,000 & $830,000

## Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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 | 412/6 Murphy St SOUTH YARRA 3141 | $835,000 | 24/01/2024 |
| 2 | 49/174 Peel St WINDSOR 3181 | $835,000 | 05/10/2023 |
| 3 | 3/380 Malvern Rd PRAHRAN 3181 | $768,000 | 06/01/2024 |

**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: 28/02/2024 12:27

# 2/3 Anchor Place, Prahran Vic 3181

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2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$760,000 - $830,000
**Median Unit Price**
Year ending December 2023: $505,000

## Comparable Properties



**412/6 Murphy St SOUTH YARRA 3141 (REI)**

2 2 2

**Price:** $835,000
**Method:** Private Sale
**Date:** 24/01/2024
**Property Type:** Apartment

Agent Comments



**49/174 Peel St WINDSOR 3181 (REI/VG)**

2 2 1

**Price:** $835,000
**Method:** Sold Before Auction
**Date:** 05/10/2023
**Property Type:** Apartment

Agent Comments



**3/380 Malvern Rd PRAHRAN 3181 (VG)**

2 - -

**Price:** $768,000
**Method:** Sale
**Date:** 06/01/2024
**Property Type:** Strata Unit/Flat

Agent Comments



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