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	44/8 Sydney Street, Prahran Vic 3181

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	7/36 Grandview Gr PRAHRAN 3181	$745,000	13/04/2024
2	2/18 Grandview Gr PRAHRAN 3181	$745,000	10/02/2024
3	6/601 Toorak Rd TOORAK 3142	$780,000	06/04/2024

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: 04/06/2024 10:45

44/8 Sydney Street, Prahran Vic 3181

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $730,000
Median Unit Price
March quarter 2024: $573,750

Comparable Properties



7/36 Grandview Gr PRAHRAN 3181 (REI)

2 1 1

Price: $745,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Agent Comments



2/18 Grandview Gr PRAHRAN 3181 (REI/VG)

2 1 1

Price: $745,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment

Agent Comments



6/601 Toorak Rd TOORAK 3142 (REI)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Apartment

Agent Comments

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