

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

11/107 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2024

to 30/06/2024

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	18/213 Williams Rd SOUTH YARRA 3141	\$395,000	09/05/2024
2	1/31 Orange Gr BALACLAVA 3183	\$362,000	18/05/2024
3	5/35 Kooyong Rd ARMADALE 3143	\$350,000	03/06/2024

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:

22/07/2024 14:40



1 bed 0 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
June quarter 2024: \$550,000

Comparable Properties



18/213 Williams Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$395,000
Method: Private Sale
Date: 09/05/2024
Property Type: Apartment



1/31 Orange Gr BALACLAVA 3183 (REI)

Agent Comments

1 bed 1 bath 0 car

Price: \$362,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Apartment



5/35 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

1 bed 1 bath 0 car

Price: \$350,000
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment