

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

3/113 WILLIAMS ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1/14 WREXHAM ROAD WINDSOR VIC 3181	\$385,000	19-Dec-23
3/42 NICHOLSON STREET SOUTH YARRA VIC 3141	\$390,000	16-Nov-23
6/4-6 POWELL STREET SOUTH YARRA VIC 3141	\$396,000	14-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 29 April 2024

**1/14 WREXHAM ROAD WINDSOR
VIC 3181**

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Sold Price **\$385,000** Sold Date **19-Dec-23**Distance **0.64km****3/42 NICHOLSON STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$390,000** Sold Date **16-Nov-23**Distance **1.54km****6/4-6 POWELL STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$396,000** Sold Date **14-Nov-23**Distance **1.56km****RS** = Recent sale **UN** = Undisclosed Sale

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