

## 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

Brand New 1-bedroom, 1-Bathroom high end quality and inclusions  
PRAHRAN VIC 3181

### Indicative selling price

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

Single Price

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,745,000

Property type

Commercial

Suburb

Prahran

Period-from

01 Aug 2023

to

31 Jul 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

3/17 ALFRED STREET PRAHRAN VIC 3181	\$610,000	26-Aug-23
RAE COURT PRAHRAN VIC 3181	\$620,000	22-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: 26 August 2024



## 3/17 ALFRED STREET PRAHRAN VIC 3181

Sold Price

**\$610,000**

Sold Date **26-Aug-23**

 1  1  1

Distance **0.57km**



## RAE COURT PRAHRAN VIC 3181

Sold Price

**\$620,000**

Sold Date **22-Nov-23**

 1  1  1

Distance **1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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