

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 308/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

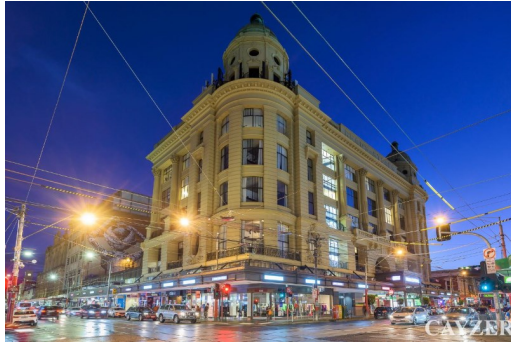
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31/27 Queens Rd MELBOURNE 3004	\$872,500	20/05/2023
2	203/1 Chapel Mews SOUTH YARRA 3141	\$865,000	08/04/2023
3	10/126 Alma Rd ST KILDA EAST 3183	\$865,000	13/01/2023

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: 13/07/2023 10:39



 2
  2
  2

Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median Unit Price

Year ending March 2023: \$570,000

Comparable Properties



31/27 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 3
  2
  1

Price: \$872,500

Method: Auction Sale

Date: 20/05/2023

Property Type: Apartment



203/1 Chapel Mews SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$865,000

Method: Private Sale

Date: 08/04/2023

Property Type: Apartment



10/126 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments

 3
  1
  1

Price: \$865,000

Method: Private Sale

Date: 13/01/2023

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999