

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

7/20 St Edmonds 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2020

to

31 Oct 2021

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

308/16 Porter Street Prahran VIC 3181	\$580,000	01-Nov-21
107/270 High Street Windsor VIC 3181	\$565,000	29-Jun-21
19/55 Union Street Windsor VIC 3181	\$561,000	27-Jul-21

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: 30 November 2021



308/16 Porter Street Prahran VIC 3181

 2  1  1

Sold Price

^{RS} **\$580,000**

Sold Date

01-Nov-21

Distance

0.14km



107/270 High Street Windsor VIC 3181

 2  1  1

Sold Price

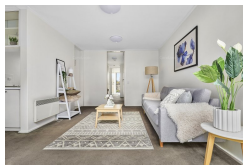
\$565,000

Sold Date

29-Jun-21

Distance

0.47km



19/55 Union Street Windsor VIC 3181

 2  1  1

Sold Price

\$561,000

Sold Date

27-Jul-21

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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