

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

34/17 Macquarie Street 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

\$135,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2020

to

30 Sep 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

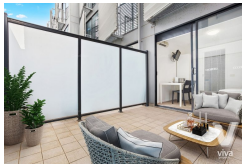
Date of sale

107/32-34 St Edmonds Road Prahran VIC 3181	\$125,000	21-Jan-21
307/8 Porter Street Prahran VIC 3181	\$140,000	08-Feb-21
7/42 Porter Street Prahran VIC 3181	\$135,000	31-Jul-20

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: 11 October 2021



**107/32-34 St Edmonds Road
Prahran VIC 3181**

 1  1  -

Sold Price

\$125,000

Sold Date

21-Jan-21

Distance

0.04km



**307/8 Porter Street Prahran VIC
3181**

 1  1  -

Sold Price

\$140,000

Sold Date

08-Feb-21

Distance

0.18km



7/42 Porter Street Prahran VIC 3181

 1  1  -

Sold Price

\$135,000

Sold Date

31-Jul-20

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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