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	5/45 Spring 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~~		or range between	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Prahran
Period-from	01 Dec 2019	to	30 Nov 2020	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
202/25 Clifton Street Prahran VIC 3181	$498,000	19-Nov-20
304/25 Clifton Street Prahran VIC 3181	$501,000	20-Jun-20
3/35 Donald Street Prahran VIC 3181	$519,000	20-Jun-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: 09 December 2020

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202/25 Clifton Street Prahran VIC 3181

2 1 1

Sold Price RS **$498,000** UN Sold Date **19-Nov-20**

Distance **0.92km**



304/25 Clifton Street Prahran VIC 3181

2 1 1

Sold Price **$501,000** Sold Date **20-Jun-20**

Distance **0.92km**



3/35 Donald Street Prahran VIC 3181

2 1 -

Sold Price **$519,000** Sold Date **20-Jun-20**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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