

# 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

111/220 Commercial Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$407,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 01/07/2020 to 30/09/2020 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	101/27 Macquarie St PRAHRAN 3181	\$402,000	12/06/2020
2	11/26 Wynnstay Rd PRAHRAN 3181	\$398,000	13/08/2020
3	405/13 Wellington St ST KILDA 3182	\$395,000	17/11/2020

**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:

02/12/2020 12:45



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$407,000  
**Median Unit Price**  
September quarter 2020: \$575,000

## Comparable Properties

**101/27 Macquarie St PRAHRAN 3181 (VG)**

**Agent Comments**

1   -   -

**Price:** \$402,000  
**Method:** Sale  
**Date:** 12/06/2020  
**Property Type:** Strata Unit/Flat



**11/26 Wynnstay Rd PRAHRAN 3181 (VG)**

**Agent Comments**

1   -   -

**Price:** \$398,000  
**Method:** Sale  
**Date:** 13/08/2020  
**Property Type:** Strata Unit/Flat



**405/13 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**

1   1   1

**Price:** \$395,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2020  
**Rooms:** 2  
**Property Type:** Apartment