

# 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 107/32-34 St Edmonds 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)

Single Price \$135,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Prahran (3181)

Period - From 01/07/2019 to 30/06/2020 Source Corelogic

### Comparable property sales

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
214/42 PORTER STREET, PRAHRAN VIC 3181	\$146,000	10/02/2020
516/42 PORTER STREET, PRAHRAN VIC 3181	\$152,000	26/02/2020
1027/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$178,800	24/02/2020

This Statement of Information was prepared on: 17/07/2020