Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	501/27 Macquarie Street, Prahran Vic 3181
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between \$4-50,000 \$\tan \tan \tan \tan \tan \tan \tan \tan	Range between	\$480,000	&	\$520,000
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Median sale price

Median price	\$526,500	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/07/2022	to	30/06/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	509/220 Commercial Rd PRAHRAN 3181	\$520,000	05/06/2023
2	5/159 Peel St WINDSOR 3181	\$475,000	29/06/2023
3	7A/11 Mount St PRAHRAN 3181	\$475,000	05/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/08/2023 14:36





James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** Year ending June 2023: \$526,500





Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



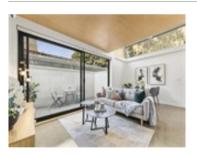
509/220 Commercial Rd PRAHRAN 3181

(REI/VG)

Price: \$520,000 Method: Private Sale Date: 05/06/2023

Property Type: Apartment

Agent Comments



5/159 Peel St WINDSOR 3181 (REI)





Price: \$475,000 Method: Private Sale Date: 29/06/2023

Property Type: Apartment

Agent Comments



7A/11 Mount St PRAHRAN 3181 (REI/VG)





Price: \$475,000 Method: Private Sale Date: 05/04/2023

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



