

# 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 104/1 Donald Street, 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 \$170,000

### Median sale price

Median price \$535,000 Property Type Apartment Suburb Prahran (3181)

Period - From 01/11/2018 to 31/10/2019 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 |
|---------------------------------------|-----------|--------------|
| 108/1 DONALD STREET, PRAHRAN VIC 3181 | \$180,000 | 16/05/2019   |
| 26/25 REDAN STREET, ST KILDA VIC 3182 | \$187,500 | 26/08/2019   |
| 324/111 PUNT ROAD, WINDSOR VIC 3181   | \$190,000 | 16/09/2019   |

This Statement of Information was prepared on: 10/11/2019