

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

10 Erica Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,653,000

House

X

Unit

Suburb Prahran

Period - From 01/07/2017

to

30/09/2017

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	22 Irving Av PRAHRAN 3181	\$1,650,000	09/09/2017
2	30 Banole Av PRAHRAN 3181	\$1,570,000	20/05/2017
3	12 Erica St WINDSOR 3181	\$1,570,000	25/03/2017

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.



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Rooms:

Property Type: House (Res)

Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2017: \$1,653,000

Comparable Properties



22 Irving Av PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,650,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 220 sqm approx



30 Banole Av PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,570,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)



12 Erica St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,570,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House