

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

31 Leila Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,275,000

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	5 Wrights Tce PRAHRAN 3181	\$1,351,000	21/10/2017
2	24 Portland Pl SOUTH YARRA 3141	\$1,350,000	09/12/2017
3	12 Eastbourne St WINDSOR 3181	\$1,100,000	25/11/2017

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.



3 2 0

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



5 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,351,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: House (Res)



24 Portland Pl SOUTH YARRA 3141 (REI)

Agent Comments

3 2 -

Price: \$1,350,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)



12 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,100,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 3

Property Type: House (Res)