

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	3/300 High Street, Prahran Vic 3181
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Indicative selling price

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

Single price \$659,000

Median sale price

Median price	\$580,000	House		Unit	X	Suburb	Prahran
Period - From	01/07/2018	to	30/09/2018	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	203/233 Chapel St PRAHRAN 3181	\$690,000	15/09/2018
2	16/15 Kelvin Gr PRAHRAN 3181	\$660,000	28/07/2018
3	3/38 Williams Rd PRAHRAN 3181	\$657,500	22/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$659,000

Median Unit Price
September quarter 2018: \$580,000

Comparable Properties



203/233 Chapel St PRAHRAN 3181 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Apartment



16/15 Kelvin Gr PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Apartment
Land Size: 1345 sqm approx



3/38 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$657,500
Method: Auction Sale
Date: 22/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 660 sqm approx