

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

21/5 Gooch Street, Prahran Vic 3181

Indicative selling price

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

Range between \$330,000

&

\$360,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2019

to 30/06/2019

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	12/25 Williams Rd WINDSOR 3181	\$362,500	30/04/2019
2	3/23 The Avenue WINDSOR 3181	\$350,000	03/07/2019
3	11/8 Te Arai Av ST KILDA EAST 3183	\$335,000	05/07/2019

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.~~

This Statement of Information was prepared on:

03/10/2019 12:16



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median Unit Price
 June quarter 2019: \$575,000

Comparable Properties



12/25 Williams Rd WINDSOR 3181 (VG)

Agent Comments

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Price: \$362,500
Method: Sale
Date: 30/04/2019
Property Type: Flat/Unit/Apartment (Res)



3/23 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Sold Before Auction
Date: 03/07/2019
Property Type: Apartment



11/8 Te Arai Av ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$335,000
Method: Sale
Date: 05/07/2019
Property Type: Strata Unit/Flat