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Rooms:
Property Type: Apartment
Land Size:
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 March quarter 2017: \$587,500

Comparable Properties



9/22 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: Apartment
Land Size:



5/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Sold Before Auction
Date: 09/03/2017
Rooms: -
Property Type: Apartment
Land Size:



11/2 Maddock St WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$620,000
Method: Sale
Date: 25/12/2016
Rooms: -
Property Type: Strata Unit/Flat
Land Size:

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	5/305 Dandenong Road, Prahran Vic 3181
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$587,500	Unit	X	Suburb	Prahran
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9/22 Denbigh Rd ARMADALE 3143	\$620,000	25/03/2017
5/123 Chomley St PRAHRAN 3181	\$620,000	09/03/2017
11/2 Maddock St WINDSOR 3181	\$620,000	25/12/2016