

## 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

110/220 Commercial Road, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$390,000

#### Median sale price

Median price

\$521,999

House

Unit

X

Suburb

Prahran

Period - From

01/04/2018

to

31/03/2019

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	14/2 Emilton Av ST KILDA 3182	\$380,000	06/07/2019
2	212/120 Greville St PRAHRAN 3181	\$370,000	11/05/2019
3	608/6 St Kilda Rd ST KILDA 3182	\$360,000	27/06/2019

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.



**Rooms:**

**Property Type:** Res Investment - Boarding House

**Land Size:** 4657 sqm approx

Agent Comments

**Indicative Selling Price**

\$360,000 - \$390,000

**Median Unit Price**

Year ending March 2019: \$521,999

## Comparable Properties



14/2 Emilton Av ST KILDA 3182 (REI)

Agent Comments



**Price:** \$380,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Rooms:** -

**Property Type:** Unit

212/120 Greville St PRAHRAN 3181 (VG)

Agent Comments



**Price:** \$370,000

**Method:** Sale

**Date:** 11/05/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



608/6 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 27/06/2019

**Rooms:** -

**Property Type:** Apartment