

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

576 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,550,000

House

X

Unit

Suburb Prahran

Period - From 01/10/2017

to

31/12/2017

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	68 Williams Rd PRAHRAN 3181	\$1,580,000	24/02/2018
2	86 Chatsworth Rd PRAHRAN 3181	\$1,525,000	23/09/2017
3	61 Chomley St PRAHRAN 3181	\$1,477,500	16/12/2017

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  1  1

Rooms:

Property Type: House

Land Size: 277 sqm approx

Agent Comments

Comparable Properties



68 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

 3  1  1

Price: \$1,580,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 256 sqm approx



86 Chatsworth Rd PRAHRAN 3181 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,525,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 234 sqm approx



61 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,477,500

Method: Auction Sale

Date: 16/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 204 sqm approx