



2 2 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



1103/12-14 Claremont St SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 19/06/2017

Rooms: -

Property Type: Apartment



1511/50 Claremont St SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Price: \$585,500

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: Apartment



806/6 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 15/04/2017

Rooms: 4

Property Type: Apartment

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

14/4 Victoria Street, Prahran Vic 3181

Indicative selling price

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

Range between \$580,000

&

\$610,000

Median sale price

Median price \$630,000

Unit X

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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
1103/12-14 Claremont St SOUTH YARRA 3141	\$600,000	19/06/2017
1511/50 Claremont St SOUTH YARRA 3141	\$585,500	06/03/2017
806/6 St Kilda Rd ST KILDA 3182	\$585,000	15/04/2017