

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	1/36 Clarke Street, Prahran Vic 3181
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Indicative selling price

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

Single price \$335,000

Median sale price

Median price	\$518,500	House		Unit	X	Suburb	Prahran
Period - From	01/10/2018	to	31/12/2018	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	12/1 Wrexham Rd WINDSOR 3181	\$337,000	18/01/2019
2	8/211 Williams Rd SOUTH YARRA 3141	\$335,000	19/09/2018
3	5/34 Clarke St PRAHRAN 3181	\$320,000	16/01/2019

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.

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Indicative Selling Price

\$335,000

Median Unit Price

December quarter 2018: \$518,500



1 1 -

Rooms:

Property Type: Apartment

Land Size: 443.998 sqm approx

Agent Comments

Comparable Properties



12/1 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$337,000

Method: Private Sale

Date: 18/01/2019

Rooms: -

Property Type: Apartment



8/211 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$335,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Apartment



5/34 Clarke St PRAHRAN 3181 (REI)

Agent Comments

1 1 -

Price: \$320,000

Method: Private Sale

Date: 16/01/2019

Rooms: 3

Property Type: Apartment