

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

1/64a Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb Prahran

Period - From 01/01/2019

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	4/537 Orrong Rd ARMADALE 3143	\$681,000	20/03/2019
2	8/537 Orrong Rd ARMADALE 3143	\$633,750	25/05/2019
3	21/21 Tintern Av TOORAK 3142	\$621,000	08/12/2018

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: Apartment
Agent Comments

Indicative Selling Price
\$679,000
Median Unit Price
March quarter 2019: \$520,000

Comparable Properties



4/537 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$681,000
Method: Private Sale
Date: 20/03/2019
Rooms: 4
Property Type: Apartment



8/537 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$633,750
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Apartment



21/21 Tintern Av TOORAK 3142 (REI)

Agent Comments



Price: \$621,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Apartment