

## 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

1/5 Spring Street, 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 \$700,000

&

\$770,000

#### Median sale price

Median price \$580,000

House

Unit

X

Suburb

Prahran

Period - From 01/07/2018

to

30/09/2018

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	4/19 Peel St WINDSOR 3181	\$740,000	26/05/2018
2	6/66 Mathoura Rd TOORAK 3142	\$730,000	25/09/2018
3	2/129 Alma Rd ST KILDA EAST 3183	\$710,000	11/10/2018

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.

1/5 Spring Street, Prahran Vic 3181

**hockingstuart**

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

September quarter 2018: \$580,000



 2  1  1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/19 Peel St WINDSOR 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 4

**Property Type:** Apartment



**6/66 Mathoura Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 25/09/2018

**Rooms:** -

**Property Type:** Apartment



**2/129 Alma Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** Apartment