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Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2017: \$1,581,251

Comparable Properties



45 Hornby St WINDSOR 3181 (REI)

Agent Comments

2
 1
 -

Price: \$1,280,000

Method: Private Sale

Date: 02/03/2017

Rooms: 3

Property Type: House (Res)

Land Size: 140 sqm



14 Murray St PRAHRAN 3181 (REI)

Agent Comments

2
 2
 -

Price: \$1,260,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 3

Property Type: House (Res)



50 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 -

Price: \$1,239,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: House (Res)

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

74 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,581,251

House

X

Suburb

Prahran

Period - From 01/01/2017

to

31/03/2017

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
45 Hornby St WINDSOR 3181	\$1,280,000	02/03/2017
14 Murray St PRAHRAN 3181	\$1,260,000	18/02/2017
50 Moore St SOUTH YARRA 3141	\$1,239,000	25/03/2017