

## 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	12/10 Highbury Grove, 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	\$300,000	&	\$330,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$542,000	House		Unit	X	Suburb	Prahran
Period - From	01/10/2017	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	5/313 Dandenong Rd PRAHRAN 3181	\$340,000	21/06/2018
2	2/66 Murray St PRAHRAN 3181	\$310,000	22/06/2018
3	4/1 Lumley Ct PRAHRAN 3181	\$295,000	26/05/2018

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 1 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
Year ending September 2018: \$542,000

## Comparable Properties



**5/313 Dandenong Rd PRAHRAN 3181 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 21/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**2/66 Murray St PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 22/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/1 Lumley Ct PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** Apartment