

# RT Edgar

## STATEMENT OF INFORMATION

21 May 2019

### Property offered for sale

17/10 Clifton 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 \$640,000 & \$695,000

### Median sale price

Median price \$521,999 House Unit X Suburb Prahran

Period - From 01/04/2018 to 31/03/2019 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Caulfield estate agent and Anders Simon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1108/800 Chapel Street, South Yarra VIC 3141	\$730,000	11/05/2019
2 11/47 Porter Street, Prahran VIC 3181	\$720,000	03/04/2019
3 10/2A The Avenue, Windsor VIC 3181	\$700,000	18/05/2019