



2 1 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/104 Westbury St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 16/02/2017

Rooms: 3

Property Type: Apartment



10/81 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$488,500

Method: Private Sale

Date: 17/03/2017

Rooms: -

Property Type: Apartment

5/310 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Auction Sale

Date: 19/02/2017

Rooms: -

Property Type: Apartment

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

6/299 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$587,500

Unit

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
2/104 Westbury St BALACLAVA 3183	\$520,000	16/02/2017
10/81 Alma Rd ST KILDA 3182	\$488,500	17/03/2017
5/310 Dandenong Rd ST KILDA EAST 3183	\$485,000	19/02/2017