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# 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	117/87 High Street, Prahran Vic 3181
<b>,</b>	

#### Indicative selling price

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

Single price \$280,000

#### Median sale price

Median price	\$521,999	Hou	ISC	Unit	Х	Suburb	Prahran
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	1/36 Clarke St PRAHRAN 3181	\$320,000	04/03/2019
2	404/33 Claremont St SOUTH YARRA 3141	\$310,000	01/05/2019
3	6/219 Williams Rd SOUTH YARRA 3141	\$305,000	28/02/2019

### 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.

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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Indicative Selling Price \$280,000 Median Unit Price Year ending March 2019: \$521,999





Rooms:

**Property Type:** Apartment Agent Comments

# Comparable Properties



1/36 Clarke St PRAHRAN 3181 (REI/VG)

**-**



**₽** .

Price: \$320,000 Method: Private Sale Date: 04/03/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



404/33 Claremont St SOUTH YARRA 3141

(REI)







**Price:** \$310,000 **Method:** Private Sale **Date:** 01/05/2019

Rooms: -

**Property Type:** Apartment

Agent Comments



6/219 Williams Rd SOUTH YARRA 3141

(REI/VG)







**Price:** \$305,000 **Method:** Private Sale **Date:** 28/02/2019

Rooms: -

**Property Type:** Apartment **Land Size:** 923 sqm approx

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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