

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

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

House

Unit

X

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.

	Address 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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000

Median Unit Price
Year ending March 2019: \$521,999

Comparable Properties



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

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: Apartment



404/33 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 01/05/2019
Rooms: -
Property Type: Apartment



6/219 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 28/02/2019
Rooms: -
Property Type: Apartment
Land Size: 923 sqm approx