



Florensius Djaja

M 0433104343

E flo@melbresidential.com.au

STATEMENT OF INFORMATION

Prepared on 06 Sep 2018

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

208/32-34 St Edmonds Road Prahran VIC 3181

1 1 1

Indicative Selling Price

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

Single Price \$135,000

Median Sale Price

\$532,500 Units in Prahran between Sep 2017 - Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

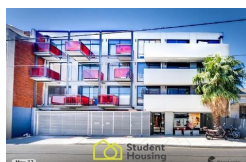


107/32-34 St Edmonds Road
Prahran VIC 3181

1 1 1

Sold Price **\$125,000** Sold Date **20-Mar-17**

Distance -



109/32-34 St Edmonds Road
Prahran VIC 3181

1 1 1

Sold Price Sold Date **16-Jan-18**

Distance -