Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 206/87 High Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$409,000									
Median sale price										
Median price	\$550,000	Pro	operty Type	Unit	:		Suburb	Prahran		
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	216/31 Grattan St PRAHRAN 3181	\$415,000	06/09/2019
2	409/270 High St WINDSOR 3181	\$400,000	18/06/2019
3	303/120 Greville St PRAHRAN 3181	\$391,000	07/06/2019

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/10/2019 15:22



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$409,000 Median Unit Price Year ending September 2019: \$550,000

Comparable Properties



216/31 Grattan St PRAHRAN 3181 (REI)



Price: \$415,000 Method: Sale by Tender Date: 06/09/2019 Property Type: Apartment



409/270 High St WINDSOR 3181 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 18/06/2019 Property Type: Apartment



303/120 Greville St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$391,000 Method: Private Sale Date: 07/06/2019 Rooms: 3 Property Type: Apartment

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.

Agent Comments

Agent Comments