

Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Topolty official for said								
Including suburb	dress 7/28 Clifton and code	on Street, Prahran \	/ic 3181					
ndicative sellin	g price							
or the meaning o	f this price see c	onsumer.vic.gov.au	J/underquoting					
Range between	\$460,000	&	\$506,000					
Median sale prid	се							
Median price \$	590,000 F	House	Unit X	Suburb	Prahran			
Period - From 0	1/10/2017 t	o 31/12/2017	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	9/2 Jessamine Av PRAHRAN 3181	\$476,000	02/09/2017
2	10/28 Raleigh St WINDSOR 3181	\$475,000	07/10/2017
3	403/1a Peel St WINDSOR 3181	\$472,000	03/10/2017

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.

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Indicative Selling Price \$460,000 - \$506,000 **Median Unit Price** December quarter 2017: \$590,000





Rooms:

Property Type: Apartment Land Size: 399 sqm approx

Agent Comments

Comparable Properties



9/2 Jessamine Av PRAHRAN 3181 (REI/VG)

Price: \$476,000 Method: Private Sale Date: 02/09/2017

Rooms: 3

Property Type: Apartment Land Size: 1642 sqm approx

10/28 Raleigh St WINDSOR 3181 (REI/VG)





Price: \$475,000 Method: Auction Sale Date: 07/10/2017

Rooms: -

Property Type: Apartment

403/1a Peel St WINDSOR 3181 (REI/VG)

— 1





Price: \$472,000 Method: Private Sale Date: 03/10/2017

Rooms: -

Property Type: Apartment

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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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Agent Comments

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