

## 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

7/28 Clifton Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$506,000

#### Median sale price

Median price \$590,000

House

Unit

X

Suburb Prahran

Period - From 01/10/2017

to

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.



1 1 1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 399 sqm approx  
**Agent Comments**

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

## Comparable Properties



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

**Agent Comments**

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**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)**

**Agent Comments**

1 1 1

**Price:** \$475,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** -  
**Property Type:** Apartment

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

**Agent Comments**

1 1 1

**Price:** \$472,000  
**Method:** Private Sale  
**Date:** 03/10/2017  
**Rooms:** -  
**Property Type:** Apartment