

# 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

109/94-96 Punt Road, Prahran Vic 3181

### Indicative selling price

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

Single price

\$395,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2018

to

30/06/2019

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	201/2a Henry St WINDSOR 3181	\$420,000	26/04/2019
2	4/2a Henry St WINDSOR 3181	\$404,000	03/06/2019
3	6/75 Queens Rd MELBOURNE 3004	\$370,000	20/06/2019

**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.~~

This Statement of Information was prepared on:

17/09/2019 14:08



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$395,000

**Median Unit Price**  
Year ending June 2019: \$535,000

## Comparable Properties



**201/2a Henry St WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Property Type:** Apartment



**4/2a Henry St WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$404,000  
**Method:** Private Sale  
**Date:** 03/06/2019  
**Property Type:** Apartment



**6/75 Queens Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** 3  
**Property Type:** Apartment