

# 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	30 Florence Street, Prahran Vic 3181
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#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,564,000	House	X	Unit		Suburb	Prahran
Period - From	01/10/2018	to	31/12/2018	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	52 Earl St WINDSOR 3181	\$1,100,000	12/10/2018
2	69 Princes St PRAHRAN 3181	\$1,100,000	07/09/2018
3	77 Pridham St PRAHRAN 3181	\$1,041,000	08/12/2018

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.



2 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 175 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2018: \$1,564,000

## Comparable Properties



**52 Earl St WINDSOR 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 12/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 173 sqm approx



**69 Princes St PRAHRAN 3181 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 07/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 192 sqm approx



**77 Pridham St PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$1,041,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** 4  
**Property Type:** House (Res)