

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

1/11 ST Edmonds Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

&

\$890,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2019

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	34/380 Toorak Rd SOUTH YARRA 3141	\$905,000	04/05/2019
2	5/646 Malvern Rd PRAHRAN 3181	\$915,000	19/07/2019
3	1/88 Alexandra St ST KILDA EAST 3183	\$950,000	06/04/2019

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:

11/10/2019 17:30



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



34/380 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$905,000

Method: Auction Sale

Date: 04/05/2019

Property Type: Apartment



5/646 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 2

Price: \$915,000

Method: Sold Before Auction

Date: 19/07/2019

Rooms: 5

Property Type: Unit



1/88 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 2

Price: \$950,000

Method: Auction Sale

Date: 06/04/2019

Property Type: Apartment