

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

201/152 Peel Street, Prahran Vic 3181

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$630,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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	G03/126 Carlisle St ST KILDA 3182	\$560,000	11/12/2016
2	4/38 Porter St PRAHRAN 3181	\$570,000	20/05/2017
3	5/69 Wellington St ST KILDA 3182	\$585,000	27/11/2016

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 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



G03/126 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Auction Sale

Date: 11/12/2016

Rooms: -

Property Type: Apartment



4/38 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: Apartment



5/69 Wellington St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Sold After Auction

Date: 27/11/2016

Rooms: -

Property Type: Apartment