

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

5/34 Clarke Street, Prahran Vic 3181

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$542,000

House

Unit

X

Suburb

Prahran

Period - From 01/10/2017

to

30/09/2018

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	2/486 Toorak Rd TOORAK 3142	\$352,000	01/05/2018
2	8/211 Williams Rd SOUTH YARRA 3141	\$335,000	19/09/2018
3	10/24 Alma Rd ST KILDA 3182	\$320,000	02/08/2018

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.



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Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/486 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 -

Price: \$352,000

Method: Private Sale

Date: 01/05/2018

Rooms: -

Property Type: Apartment



8/211 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$335,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Apartment



10/24 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$320,000

Method: Private Sale

Date: 02/08/2018

Rooms: 2

Property Type: Apartment

Land Size: 514 sqm approx