

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Including suburt	dress and code	ndenong Road, Pral	nran Vic 3181	
Indicative sellin	g price			
For the meaning o	f this price see co	nsumer.vic.gov.au/	underquoting	
Range between	\$420.000	&	\$462.000	

#### Median sale price

Median price	\$595,000	Hou	se	Unit	Х			Suburb	Prahran
Period - From	01/10/2016	to	30/09/2017		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10/28 Raleigh St PRAHRAN 3181	\$475,000	09/10/2017
2	14/21 Izett St PRAHRAN 3181	\$441,500	09/08/2017
3	1/30 Williams Rd PRAHRAN 3181	\$441,000	28/10/2017

#### 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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

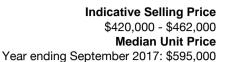




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Rooms:

**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

## Comparable Properties



10/28 Raleigh St PRAHRAN 3181 (REI)

Price: \$475,000 Method: Private Sale Date: 09/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



14/21 Izett St PRAHRAN 3181 (REI/VG)





Price: \$441,500

Method: Sold Before Auction

Date: 09/08/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



1/30 Williams Rd PRAHRAN 3181 (REI)

Price: \$441,000 Method: Auction Sale Date: 28/10/2017 Rooms: 2

Property Type: Apartment

**Agent Comments** 

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