

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	10/261 Dandenong Road, Prahran Vic 3181
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Indicative selling price

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

Range between	\$420,000	&	\$462,000
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Median sale price

Median price	\$595,000	House		Unit	X	Suburb	Prahran
Period - From	01/10/2016	to	30/09/2017	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	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.~~



1 1 1

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

Indicative Selling Price

\$420,000 - \$462,000

Median Unit Price

Year ending September 2017: \$595,000

Comparable Properties



10/28 Raleigh St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$441,500
Method: Sold Before Auction
Date: 09/08/2017
Rooms: -
Property Type: Apartment



1/30 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

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