

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
4 Russell Street, Prahran Vic 3181

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,564,000 House Unit Suburb Prahran

Period - From 01/10/2018 to 31/12/2018 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	73 The Avenue WINDSOR 3181	\$1,060,000	26/02/2019
2	2/221 Williams Rd SOUTH YARRA 3141	\$1,015,000	01/12/2018
3	1/2 Westbury Gr ST KILDA EAST 3183	\$996,000	28/10/2018

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.~~

4 Russell Street, Prahran Vic 3181



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
December quarter 2018: \$1,564,000

Comparable Properties



73 The Avenue WINDSOR 3181 (REI)

Agent Comments

 3  2  1

Price: \$1,060,000
Method: Sold Before Auction
Date: 26/02/2019
Rooms: -
Property Type: Townhouse (Res)



2/221 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,015,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 124 sqm approx



1/2 Westbury Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  2  2

Price: \$996,000
Method: Auction Sale
Date: 28/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 690 sqm approx