

2/2 Athol Street, Prahran Vic 3181



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2 1 1

Rooms:  
Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$570,000 - \$627,000  
Median Unit Price  
June quarter 2017: \$630,000

## Comparable Properties



1/60 McIlwrick St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$611,000  
Method: Auction Sale  
Date: 04/03/2017  
Rooms: -  
Property Type: Unit



7/15 Wrexham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000  
Method: Sold Before Auction  
Date: 26/05/2017  
Rooms: -  
Property Type: Apartment

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.

## 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	2/2 Athol Street, Prahran Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$570,000	&	\$627,000
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#### 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		
2		
3		

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.