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Rooms:
Property Type:
Land Size:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000

Median Unit Price
Year ending March 2017: \$575,000

Comparable Properties



25/327 Orrong Rd ST KILDA EAST 3183 (REI)

2 1 1

Agent Comments

Located on main road

Price: \$550,000
Method: Auction Sale
Date: 02/04/2017
Rooms: 3
Property Type: Apartment
Land Size:



602/13 Wellington St ST KILDA 3182 (REI)

2 2 1

Agent Comments

Large number of apartments in block, viewed upon as difficult to get a say with body corporate issues

Price: \$580,000
Method: Private Sale
Date: 03/11/2016
Rooms: -
Property Type: Apartment
Land Size:



10/8 Westbury St ST KILDA EAST 3183 (REI)

2 1 1

Agent Comments

Renovated, hard wooden floors but location is less desirable

Price: \$600,000
Method: Auction Sale
Date: 09/04/2017
Rooms: 3
Property Type: Apartment
Land Size:

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

9/3 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$575,000

Unit

X

Suburb

Prahran

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
25/327 Orrong Rd ST KILDA EAST 3183	\$550,000	02/04/2017
602/13 Wellington St ST KILDA 3182	\$580,000	03/11/2016
10/8 Westbury St ST KILDA EAST 3183	\$600,000	09/04/2017