Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1105/15 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$470,000

Median sale price

Median price	\$520,000	Pro	pperty Type Unit	t		Suburb	Prahran
Period - From	16/09/2018	to	15/09/2019	So	ource	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

1	510/15 Clifton St PRAHRAN 3181	\$470,000	11/04/2019
2	202/60 Wellington St ST KILDA 3182	\$456,000	07/08/2019
3	1001/8 Daly St SOUTH YARRA 3141	\$435,000	22/05/2019

OR

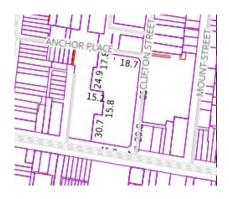
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/09/2019 14:43



Date of sale







Rooms: 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$470,000 **Median Unit Price** 16/09/2018 - 15/09/2019: \$520,000

Comparable Properties



510/15 Clifton St PRAHRAN 3181 (REI/VG)





Price: \$470,000 Method: Private Sale Date: 11/04/2019 Rooms: 4

Property Type: Apartment

Agent Comments



202/60 Wellington St ST KILDA 3182 (REI)





Price: \$456,000 Method: Private Sale Date: 07/08/2019

Property Type: Apartment

Agent Comments

Agent Comments



1001/8 Daly St SOUTH YARRA 3141 (REI/VG)





Price: \$435,000 Method: Private Sale Date: 22/05/2019

Property Type: Apartment





Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951