

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

1105/15 Clifton Street, Prahran Vic 3181

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

Property Type

Unit

Suburb

Prahran

Period - From

16/09/2018

to

15/09/2019

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	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



2 1 1

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)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 11/04/2019

Rooms: 4

Property Type: Apartment



202/60 Wellington St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$456,000

Method: Private Sale

Date: 07/08/2019

Property Type: Apartment



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

Agent Comments

2 1 -

Price: \$435,000

Method: Private Sale

Date: 22/05/2019

Property Type: Apartment