

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	7/115a Williams Road, Prahran Vic 3181
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Indicative selling price

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

Range between	\$570,000	&	\$600,000
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Median sale price

Median price	\$558,500	House		Unit	X	Suburb	Prahran
Period - From	01/07/2017	to	30/06/2018	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	133/471 Malvern Rd SOUTH YARRA 3141	\$600,000	04/06/2018
2	16/32 The Avenue WINDSOR 3181	\$570,000	13/08/2018
3	3/12a Abeckett St PRAHRAN 3181	\$558,000	15/06/2018

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending June 2018: \$558,500

Comparable Properties



133/471 Malvern Rd SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$600,000

Method: Sale

Date: 04/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



16/32 The Avenue WINDSOR 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$570,000

Method: Sold Before Auction

Date: 13/08/2018

Rooms: -

Property Type: Apartment



3/12a Abeckett St PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$558,000

Method: Private Sale

Date: 15/06/2018

Rooms: 3

Property Type: Apartment