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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for Sale										
Including subu		7/115a Williams Road, Prahran Vic 3181								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$570,000		&	\$6	\$600,000					
Median sale price										
Median price	\$558,500	Hou	se	Unit	Х		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.

Add	dress 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.

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Indicative Selling Price \$570,000 - \$600,000 **Median Unit Price** Year ending June 2018: \$558,500





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Price: \$600,000 Method: Sale Date: 04/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

16/32 The Avenue WINDSOR 3181 (REI/VG)





Price: \$570.000

Method: Sold Before Auction

Date: 13/08/2018

Rooms: -

Property Type: Apartment



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

- 2



Price: \$558,000 Method: Private Sale Date: 15/06/2018

Rooms: 3

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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