

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	6/43 Williams Road, Prahran Vic 3181
---	--------------------------------------

Indicative selling price

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

Range between	\$450,000	&	\$495,000
---------------	-----------	---	-----------

Median sale price

Median price	\$630,000	House		Unit	X	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017	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	6/299 Dandenong Rd PRAHRAN 3181	\$500,000	13/07/2017
2	10/14 Cromwell Rd SOUTH YARRA 3141	\$499,000	08/04/2017
3	11/322 Dandenong Rd ST KILDA EAST 3183	\$495,000	21/05/2017

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

\$450,000 - \$495,000

Median Unit Price

June quarter 2017: \$630,000

Comparable Properties



6/299 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 13/07/2017

Rooms: 3

Property Type: Apartment



10/14 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$499,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 3

Property Type: Apartment



11/322 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Auction Sale

Date: 21/05/2017

Rooms: 3

Property Type: Apartment