

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

8/330 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$472,750

House

Unit

X

Suburb

Prahran

Period - From 01/01/2018

to

31/03/2018

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	6/14 Crimea St ST KILDA 3182	\$416,000	18/03/2018
2	3/9 The Avenue WINDSOR 3181	\$405,000	20/03/2018
3	13/15 Cardigan St ST KILDA EAST 3183	\$392,500	15/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
March quarter 2018: \$472,750

Comparable Properties



6/14 Crimea St ST KILDA 3182 (REI)

Agent Comments



Price: \$416,000
Method: Auction Sale
Date: 18/03/2018
Rooms: -
Property Type: Apartment



3/9 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 20/03/2018
Rooms: 2
Property Type: Apartment



13/15 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$392,500
Method: Sold Before Auction
Date: 15/03/2018
Rooms: 2
Property Type: Apartment