Walter Summons
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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

Address Including suburb and postcode	3/29 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between	$560,000	&	$610,000

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	5/22 Chomley St PRAHRAN 3181	$645,000	11/08/2018
2	15/20 St Edmonds Rd PRAHRAN 3181	$628,000	28/07/2018
3	14/32 The Avenue WINDSOR 3181	$585,000	04/08/2018

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.~~

REIV   propertydata .com.au

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🛏 2   🛁 1   🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median Unit Price
Year ending June 2018: $558,500

Comparable Properties

5/22 Chomley St PRAHRAN 3181 (REI)

🛏 2   🛁 1   🚗 1

Price: $645,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 4
Property Type: Apartment

Agent Comments

15/20 St Edmonds Rd PRAHRAN 3181 (REI)

🛏 2   🛁 1   🚗 1

Price: $628,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 3
Property Type: Apartment

Agent Comments

14/32 The Avenue WINDSOR 3181 (REI)

🛏 2   🛁 1   🚗 1

Price: $585,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Apartment

Agent Comments