

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

3/3 Rae Court, Prahran Vic 3181

Indicative selling price

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

Single price

\$589,000

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	18/6-8 Avondale Rd ARMADALE 3143	\$550,000	19/05/2017
2	8/8-10 Kelvin Gr PRAHRAN 3181	\$555,000	25/03/2017
3	4/6 Karbarook Av PRAHRAN 3181	\$561,200	26/05/2017

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: Apartment

Agent Comments

Comparable Properties



18/6-8 Avondale Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 4

Property Type: Apartment



8/8-10 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 4

Property Type: Apartment



4/6 Karbarook Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$561,200

Method: Sold Before Auction

Date: 26/05/2017

Rooms: 3

Property Type: Apartment