

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 18/311 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$500,000 & \$525,000

Median sale price

Median price \$542,000 House Unit X Suburb Prahran

Period - From 01/10/2017 to 30/09/2018 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	5/1a Irving Av PRAHRAN 3181	\$530,000	26/07/2018
2	22/327 Orrong Rd ST KILDA EAST 3183	\$530,000	04/08/2018
3	10/51 Kooyong Rd ARMADALE 3143	\$509,000	27/06/2018

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.

18/311 Dandenong Road, Prahran Vic 3181

hockingstuart

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Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

Year ending September 2018: \$542,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/1a Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 26/07/2018

Rooms: -

Property Type: Apartment



22/327 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 04/08/2018

Rooms: -

Property Type: Unit



10/51 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$509,000

Method: Private Sale

Date: 27/06/2018

Rooms: -

Property Type: Apartment

Land Size: 985 sqm approx