

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 | 12/20 ST Edmonds Road, Prahran Vic 3181 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$500,000 | & | \$550,000 |
|---------------|-----------|---|-----------|

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 | 7/72 Williams Rd PRAHRAN 3181 | \$550,000 | 09/05/2017 |
| 2 | 12/k1-k5 Raleigh St WINDSOR 3181 | \$550,000 | 29/04/2017 |
| 3 | 704/7 King St PRAHRAN 3181 | \$525,000 | 21/08/2017 |

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

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2017: \$630,000

Comparable Properties



7/72 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 09/05/2017
Rooms: -
Property Type: Apartment



12/k1-k5 Raleigh St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 4
Property Type: Apartment



704/7 King St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 21/08/2017
Rooms: -
Property Type: Apartment