

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

11a/10 Clifton Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,000

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	305/10 Hillingdon PI PRAHRAN 3181	\$643,000	11/01/2018
2	7/4 Chomley St PRAHRAN 3181	\$630,500	27/04/2018
3	2004/2 Claremont St SOUTH YARRA 3141	\$630,000	09/03/2018

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: Apartment

Agent Comments

Comparable Properties



305/10 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments



Price: \$643,000

Method: Private Sale

Date: 11/01/2018

Rooms: 4

Property Type: Apartment



7/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$630,500

Method: Sold Before Auction

Date: 27/04/2018

Rooms: -

Property Type: Apartment



2004/2 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 09/03/2018

Rooms: 3

Property Type: Apartment