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Rooms:

Property Type: House (Res)

Land Size: 131

Agent Comments

Comparable Properties



6 Medley St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,225,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 148 sqm



52 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,210,000

Method: Auction Sale

Date: 05/11/2016

Rooms: 4

Property Type: House (Res)

Land Size: 217 sqm



12 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,201,888

Method: Auction Sale

Date: 22/10/2016

Rooms: 4

Property Type: House (Res)

Land Size: 121 sqm

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

11 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,581,251

House

X

Suburb

Prahran

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Medley St SOUTH YARRA 3141	\$1,225,000	18/03/2017
52 Packington St PRAHRAN 3181	\$1,210,000	05/11/2016
12 Murray St PRAHRAN 3181	\$1,201,888	22/10/2016