

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 5/237 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$750,000 & \$775,000

Median sale price

Median price \$558,500 House Unit X Suburb Prahran

Period - From 01/07/2017 to 30/06/2018 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	2/770 Malvern Rd ARMADALE 3143	\$810,000	12/05/2018
2	2/24 Robe St ST KILDA 3182	\$775,000	16/06/2018
3	4/19 Peel St WINDSOR 3181	\$740,000	26/05/2018

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

Art Deco home - uniquely with 3 bedrooms which is difficult to find direct comparables for

Indicative Selling Price

\$750,000 - \$775,000

Median Unit Price

Year ending June 2018: \$558,500

Comparable Properties



2/770 Malvern Rd ARMADALE 3143 (REI)



Agent Comments

Deco Smaller Renovated

Price: \$810,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Apartment



2/24 Robe St ST KILDA 3182 (REI)



Agent Comments

Deco Smaller

Price: \$775,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Apartment



4/19 Peel St WINDSOR 3181 (REI)



Agent Comments

Deco Smaller

Price: \$740,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 4
Property Type: Apartment