

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	22 Williams Road, Prahran Vic 3181
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,581,251	House	X	Unit		Suburb	Prahran
Period - From	01/01/2017	to	31/12/2017	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	22 Irving Av PRAHRAN 3181	\$1,650,000	09/09/2017
2	22 Park Rd PRAHRAN 3181	\$1,609,000	30/10/2017
3	68 Williams Rd PRAHRAN 3181	\$1,580,000	24/02/2018

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending December 2017: \$1,581,251

Comparable Properties



22 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,650,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 220 sqm approx



22 Park Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,609,000
Method: Private Sale
Date: 30/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 184 sqm approx



68 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,580,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 256 sqm approx