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**Rooms:**  
**Property Type:** Flat  
**Land Size:** 797.352  
**Agent Comments**

**Indicative Selling Price**

\$530,000 - \$560,000

**Median Unit Price**

Year ending March 2017: \$541,000

## Comparable Properties



**7/16 Lansdowne Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

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**Price:** \$531,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2016  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**10/686 Inkerman Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

Larger balcony but less desirable location

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**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 04/12/2016  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**25/327 Orrong Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

Located on main road, but has a open plan kitchen, living and dining

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**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 02/04/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**

## 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

4/6 Karbarook Avenue, Prahran Vic 3181

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$530,000 &amp; \$560,000

## Median sale price

Median price \$541,000

Unit X

Suburb Prahran

Period - From 01/04/2016 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
7/16 Lansdowne Rd ST KILDA EAST 3183	\$531,000	22/11/2016
10/686 Inkerman Rd CAULFIELD NORTH 3161	\$535,000	04/12/2016
25/327 Orrong Rd ST KILDA EAST 3183	\$550,000	02/04/2017