

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

1/8 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb Prahran

Period - From 01/10/2017

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	1/30 Williams Rd PRAHRAN 3181	\$441,000	28/10/2017
2	3/24 The Avenue WINDSOR 3181	\$430,000	15/12/2017
3	1/263 Dandenong Rd PRAHRAN 3181	\$405,000	09/12/2017

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



1/30 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$441,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 2

Property Type: Apartment



3/24 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$430,000

Method: Sold Before Auction

Date: 15/12/2017

Rooms: -

Property Type: Apartment



1/263 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$405,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 2

Property Type: Apartment