

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 | 8/17 Clarke Street, Prahran Vic 3181 |
|---|--------------------------------------|

Indicative selling price

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

Single price \$299,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price | \$542,000 | House | | Unit | X | Suburb | Prahran |
| Period - From | 01/10/2017 | to | 30/09/2018 | 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 | 9/569 Orrong Rd ARMADALE 3143 | \$310,000 | 12/11/2018 |
| 2 | 2/66 Murray St PRAHRAN 3181 | \$310,000 | 22/06/2018 |
| 3 | 8/16 Lewisham Rd WINDSOR 3181 | \$290,000 | 15/10/2018 |

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.

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Indicative Selling Price

\$299,000

Median Unit Price

Year ending September 2018: \$542,000



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



9/569 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

1 1 -

Price: \$310,000

Method: Sold Before Auction

Date: 12/11/2018

Rooms: 2

Property Type: Apartment



2/66 Murray St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 22/06/2018

Rooms: -

Property Type: Apartment



8/16 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$290,000

Method: Private Sale

Date: 15/10/2018

Rooms: -

Property Type: Apartment