

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

5/66 Murray Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Prahran

Period - From

01/04/2017

to

30/06/2017

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	11/37-41 Margaret St SOUTH YARRA 3141	\$326,000	22/07/2017
2	28/9-11 Barnsbury Rd SOUTH YARRA 3141	\$319,000	16/05/2017
3	4/10 Highbury Gr PRAHRAN 3181	\$311,000	01/04/2017

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.



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

June quarter 2017: \$630,000

Comparable Properties



11/37-41 Margaret St SOUTH YARRA 3141 (REI)

Agent Comments

1 - -

Price: \$326,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Apartment



28/9-11 Barnsbury Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$319,000

Method: Private Sale

Date: 16/05/2017

Rooms: 2

Property Type: Apartment



4/10 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$311,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 2

Property Type: Apartment