

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Wrights Terrace, Prahran

Indicative selling price

Single price

\$*

or range between

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 1,520,000

*House

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) 47 Wrights Terrace, Prahran	\$1,311,000	11/5/2017
2) 6 Irene Place, Prahran	\$1,530,000	18/3/2017
3 127 Albert Street, Windsor	\$1,540,000	7/4/2017

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.~~