

Michael Tynan 0430163902 mtynan@bigginscott.com.au

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

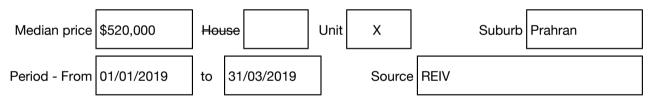
306/1 Mount Street, Prahran Vic 3181

Indicative selling price

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

Single price \$519,000

Median sale price



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	303/152 Peel St WINDSOR 3181	\$540,000	15/12/2018
2	308/87 High St PRAHRAN 3181	\$530,000	27/02/2019
3	126/15 Clifton St PRAHRAN 3181	\$530,000	15/11/2018

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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

WE DELIVER ... Biggin Scott

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Rooms: Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$519,000 **Median Unit Price** March quarter 2019: \$520,000

Comparable Properties



Price: \$540,000 Method: Private Sale Date: 15/12/2018 Rooms: -Property Type: Apartment

1 2

Agent Comments

Agent Comments



308/87 High St PRAHRAN 3181 (REI/VG)

303/152 Peel St WINDSOR 3181 (REI/VG)

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Price: \$530.000 Method: Private Sale Date: 27/02/2019 Rooms: -Property Type: Apartment

126/15 Clifton St PRAHRAN 3181 (VG)

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Agent Comments



Price: \$530,000 Method: Sale Date: 15/11/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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