

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
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Indicative selling price

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

Single price \$519,000

Median sale price

Median price	\$520,000	House		Unit	X	Suburb	Prahran
Period - From	01/01/2019	to	31/03/2019	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	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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$519,000

Median Unit Price
March quarter 2019: \$520,000

Comparable Properties



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

Agent Comments



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



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

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 27/02/2019
Rooms: -
Property Type: Apartment

126/15 Clifton St PRAHRAN 3181 (VG)

Agent Comments



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