

## 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

9/25 Williams Road, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$385,000

#### 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	12/28 Raleigh St WINDSOR 3181	\$390,000	28/08/2018
2	204/6 Duke St WINDSOR 3181	\$385,000	29/08/2018
3	11/25 Williams Rd WINDSOR 3181	\$360,000	06/08/2018

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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**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
Year ending September 2018: \$542,000

## Comparable Properties



**12/28 Raleigh St WINDSOR 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$390,000  
**Method:** Sold Before Auction  
**Date:** 28/08/2018  
**Rooms:** -  
**Property Type:** Apartment



**204/6 Duke St WINDSOR 3181 (REI)**

**Agent Comments**

1 1 -

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 29/08/2018  
**Rooms:** -  
**Property Type:** Apartment



**11/25 Williams Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$360,000  
**Method:** Sold Before Auction  
**Date:** 06/08/2018  
**Rooms:** -  
**Property Type:** Apartment