

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

6/217 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Single price \$879,000

Median sale price

Median price \$558,500

House

Unit

X

Suburb

Prahran

Period - From 01/07/2017

to

30/06/2018

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	1/237 Dandenong Rd WINDSOR 3181	\$825,000	03/03/2018
2	2/770 Malvern Rd ARMADALE 3143	\$810,000	12/05/2018
3	7/377 Dandenong Rd ARMADALE 3143	\$798,000	17/02/2018

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.



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/237 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$825,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: Apartment



2/770 Malvern Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$810,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Apartment



7/377 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$798,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Apartment