

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

706/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price \$409,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Prahran

Period - From 01/10/2017

to

31/12/2017

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	309/270 High St WINDSOR 3181	\$400,000	26/06/2017
2	213/15 Clifton St PRAHRAN 3181	\$390,100	13/06/2017
3	422/15 Clifton St PRAHRAN 3181	\$380,000	15/05/2017

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.

Andrew James

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Indicative Selling Price

\$409,000

Median Unit Price

December quarter 2017: \$590,000



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Rooms:**Property Type:** Apartment**Agent Comments**

What better way to take your first property step than in the iconic Chapel Street precinct enjoying spectacular million dollar CBD views? This brilliant single bedroom apartment offers just such an opportunity with entertainer's terrace, storage cage, basement parking and residents amenities.

Comparable Properties

**309/270 High St WINDSOR 3181 (REI)****Agent Comments**

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Price: \$400,000**Method:** Private Sale**Date:** 26/06/2017**Rooms:** -**Property Type:** Apartment**213/15 Clifton St PRAHRAN 3181 (VG)****Agent Comments**

1 - -

Price: \$390,100**Method:** Sale**Date:** 13/06/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**422/15 Clifton St PRAHRAN 3181 (REI/VG)****Agent Comments**

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Price: \$380,000**Method:** Private Sale**Date:** 15/05/2017**Rooms:** -**Property Type:** Apartment