

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 19/17 Ellesmere Road, Prahran Vic 3181

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$513,750 House Unit X Suburb Prahran

Period - From 01/01/2018 to 31/12/2018 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	706/15 Clifton St PRAHRAN 3181	\$386,000	02/08/2018
2	212/270 High St WINDSOR 3181	\$384,000	22/11/2018
3	103/82 Hotham St ST KILDA EAST 3183	\$377,500	16/11/2018

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: Apartment

Agent Comments

Comparable Properties



706/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$386,000

Method: Private Sale

Date: 02/08/2018

Rooms: 3

Property Type: Apartment



212/270 High St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$384,000

Method: Private Sale

Date: 22/11/2018

Rooms: -

Property Type: Apartment

Land Size: 1859 sqm approx



103/82 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$377,500

Method: Private Sale

Date: 16/11/2018

Rooms: -

Property Type: Apartment