

## 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

G04/270 High Street, 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 \$329,000

&

\$361,900

#### Median sale price

Median price \$595,000

House

Unit

X

Suburb

Prahran

Period - From 01/10/2016

to

30/09/2017

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	5/9 The Avenue WINDSOR 3181	\$368,000	06/11/2017
2	301/270 High St WINDSOR 3181	\$355,000	09/10/2017
3	2/24 The Avenue WINDSOR 3181	\$327,000	28/11/2017

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.



 1  1  0

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

**Indicative Selling Price**

\$329,000 - \$361,900

**Median Unit Price**

Year ending September 2017: \$595,000

## Comparable Properties



**5/9 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments

 1  1  -

**Price:** \$368,000

**Method:** Sold Before Auction

**Date:** 06/11/2017

**Rooms:** 3

**Property Type:** Apartment



**301/270 High St WINDSOR 3181 (REI)**

Agent Comments

 1  1  -

**Price:** \$355,000

**Method:** Private Sale

**Date:** 09/10/2017

**Rooms:** -

**Property Type:** Apartment



**2/24 The Avenue WINDSOR 3181 (REI)**

Agent Comments

 1  1  -

**Price:** \$327,000

**Method:** Private Sale

**Date:** 28/11/2017

**Rooms:** 2

**Property Type:** Apartment