

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

515/15 Clifton Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$688,000

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	11A/10 Clifton St PRAHRAN 3181	\$631,000	14/05/2018
2	1/26 Clifton St PRAHRAN 3181	\$600,000	04/06/2018
3	814/15 Clifton St PRAHRAN 3181	\$565,000	06/06/2018

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: House (Res)

Agent Comments

Comparable Properties



11A/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$631,000

Method: Private Sale

Date: 14/05/2018

Rooms: -

Property Type: Apartment



1/26 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: Apartment

Land Size: 360 sqm approx



814/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 06/06/2018

Rooms: 3

Property Type: Apartment