

# 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	1/115a Williams Road, Prahran Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$596,000	House		Unit	X	Suburb	Prahran
Period - From	01/04/2017	to	31/03/2018	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	G02/55 Wellington St ST KILDA 3182	\$835,000	17/03/2018
2	7/2a The Avenue WINDSOR 3181	\$785,000	17/02/2018
3	204/2 Cromwell Rd SOUTH YARRA 3141	\$782,500	21/04/2018

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:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
Year ending March 2018: \$596,000

## Comparable Properties



**G02/55 Wellington St ST KILDA 3182 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 3  
**Property Type:** Apartment



**7/2a The Avenue WINDSOR 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** 4  
**Property Type:** Apartment



**204/2 Cromwell Rd SOUTH YARRA 3141 (REI)** **Agent Comments**

2 2 1

**Price:** \$782,500  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 3  
**Property Type:** Apartment