

Michael Tynan 0430163902 mtynan@bigginscott.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Toperty offered for sale						
Address Including suburb and postcode	7 From Williams Fload, Frankait vio 6161					
ndicative selling pri	ce					
or the meaning of this	price see consumer.vic.gov.au/underquoting					
Range between \$750	,000 & \$800,000					
Median sale price						
Median price \$596,0	00 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.

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Rooms:

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

## Comparable Properties



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

Price: \$835,000 Method: Auction Sale Date: 17/03/2018

Rooms: 3

**-**

Property Type: Apartment



7/2a The Avenue WINDSOR 3181 (REI)

Price: \$785,000 Method: Auction Sale Date: 17/02/2018

Rooms: 4

**-** 2

Property Type: Apartment



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

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

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments**