

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

4/32 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$480,000

&

\$510,000

Median sale price

Median price \$518,500

House

Unit

X

Suburb

Prahran

Period - From 01/10/2018

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	4/45 Spring St PRAHRAN 3181	\$521,999	19/10/2018
2	7/11 Lewisham Rd WINDSOR 3181	\$520,000	27/10/2018
3	10/123 Chomley St PRAHRAN 3181	\$510,000	19/09/2018

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:

Agent Comments

Comparable Properties



4/45 Spring St PRAHRAN 3181 (REI/VG)



Agent Comments

elevated but no balcony.

Price: \$521,999

Method: Sold Before Auction

Date: 19/10/2018

Rooms: -

Property Type: Apartment



7/11 Lewisham Rd WINDSOR 3181 (REI/VG)



Agent Comments

Price: \$520,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Apartment



10/123 Chomley St PRAHRAN 3181 (REI/VG)



Agent Comments

elevated but no balcony. very well presented

Price: \$510,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Apartment