

STATEMENT OF INFORMATION

301/4 SYDNEY STREET, PRAHRAN, VIC 3181

PREPARED BY FOR SALE BY OWNER, SUITE 3, 19 WILLIAM STREET BALACLAVA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



301/4 SYDNEY STREET, PRAHRAN, VIC

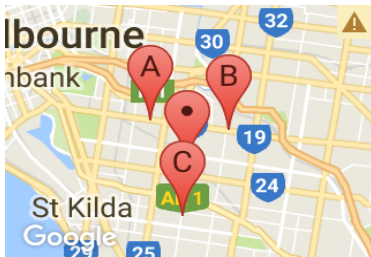
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Indicative Selling Price

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

Price Range: \$1,050,000 to \$1,150,000

MEDIAN SALE PRICE



PRAHRAN, VIC, 3181

Suburb Median Sale Price (Unit)

\$540,000

01 January 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

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.



5/350 TOORAK RD, SOUTH YARRA, VIC 3141

2 2 2

Sale Price

\$1,150,000

Sale Date: 28/12/2017

Distance from Property: 1.6km



2/619 TOORAK RD, TOORAK, VIC 3142

2 2 2

Sale Price

\$1,140,000

Sale Date: 15/11/2017

Distance from Property: 1.5km



8/326 ORRONG RD, CAULFIELD NORTH, VIC

2 2 2

Sale Price

\$960,000

Sale Date: 11/10/2017

Distance from Property: 1.5km



This report has been compiled on 08/03/2018 by Property Investor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

301/4 SYDNEY STREET, PRAHRAN, VIC 3181

Indicative selling price

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

Price Range:

\$1,050,000 to \$1,150,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

PRAHRAN

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
5/350 TOORAK RD, SOUTH YARRA, VIC 3141	\$1,150,000	28/12/2017
2/619 TOORAK RD, TOORAK, VIC 3142	\$1,140,000	15/11/2017
8/326 ORRONG RD, CAULFIELD NORTH, VIC 3161	\$960,000	11/10/2017