
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 6/38 Williams Road, Prahran

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$645,000

Median sale price

(*Delete house or unit as applicable)

Median price \$472,750

*House

*Unit x

Suburb Prahran

Period - From 1/01/2018

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 considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 1/26 Clifton Street, Prahran | \$600,000 | 4/06/18 |
| 5/157 Peel Street, Windsor | \$680,000 | 2/06/18 |
| 10/60 Chomley Street, Prahran | \$545,000 | 2/06/18 |