

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

2/6 Lalbert Crescent, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$630,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

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 2

Rooms:

Property Type: Flat

Agent Comments

Grandly proportioned Art Deco two-bedroom north-facing residence with northern garden and garage in a prized locality on the edge of High Street.

Comparable Properties



1/648 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,240,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: Apartment



3/6 Miller St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,190,000

Method: Sale

Date: 27/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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.