



1 -

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$490,000

Median Unit Price
Year ending March 2017: \$541,000

Comparable Properties



1/62 Wellington St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$500,000
Method: Sold Before Auction
Date: 01/03/2017
Rooms: 3
Property Type: Apartment



6/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$490,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: Apartment



6/10 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$452,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 2
Property Type: Apartment

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

2/113 Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$541,000

Unit

X

Suburb

Prahran

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/62 Wellington St ST KILDA 3182	\$500,000	01/03/2017
6/2 May Gr SOUTH YARRA 3141	\$490,000	10/12/2016
6/10 Wrexham Rd WINDSOR 3181	\$452,000	11/02/2017