RT Edgar





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)

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(2) 1

Price: \$500,000

Method: Sold Before Auction

Date: 01/03/2017 Rooms: 3

Property Type: Apartment

Agent Comments



6/2 May Gr SOUTH YARRA 3141 (REI)



Price: \$490,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: Apartment

Agent Comments



6/10 Wrexham Rd WINDSOR 3181 (REI)



Price: \$452,000 Method: Auction Sale Date: 11/02/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Account - R T Edgar | P: 03 9826 1000 | F: 03 9826 2128





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	2/113 Williams Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$490,000

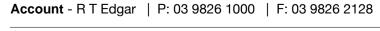
Median sale price

Median price	\$541,000		Unit X	Su	ıburb	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







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