



 1  
  1  
 

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$349,000

**Median Unit Price**

March quarter 2017: \$587,500

## Comparable Properties



**404/26-28 Wilson St SOUTH YARRA 3141 (REI)** **Agent Comments**

 1  
  1  
  -

**Price:** \$350,000

**Method:** Private Sale

**Date:** 19/05/2017

**Rooms:** 2

**Property Type:** Apartment



**7/113 Punt Rd WINDSOR 3181 (REI)**

**Agent Comments**

 1  
  1  
  -

**Price:** \$350,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** Apartment



**107/33 Claremont St SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  
  1  
  -

**Price:** \$347,500

**Method:** Private Sale

**Date:** 10/03/2017

**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

112/270 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$349,000

#### Median sale price

Median price

\$587,500

Unit

X

Suburb

Prahran

Period - From

01/01/2017

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
404/26-28 Wilson St SOUTH YARRA 3141	\$350,000	19/05/2017
7/113 Punt Rd WINDSOR 3181	\$350,000	29/04/2017
107/33 Claremont St SOUTH YARRA 3141	\$347,500	10/03/2017