



2 1 0

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

June quarter 2017: \$630,000

Comparable Properties



5/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 09/03/2017

Rooms: -

Property Type: Apartment



720/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 08/07/2017

Rooms: 3

Property Type: Apartment



14/27 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 3

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

314/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$630,000

Unit

X

Suburb

Prahran

Period - From

01/04/2017

to

30/06/2017

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
5/123 Chomley St PRAHRAN 3181	\$620,000	09/03/2017
720/32 Bray St SOUTH YARRA 3141	\$595,000	08/07/2017
14/27 Lewisham Rd WINDSOR 3181	\$585,000	08/04/2017