

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 3/261 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$575,000 House Unit X Suburb Prahran

Period - From 01/04/2019 to 30/06/2019 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	7/648 High St PRAHRAN 3181	\$992,000	29/06/2019
2	3/33 Wanda Rd CAULFIELD NORTH 3161	\$893,000	07/04/2019
3	2/301 Dandenong Rd PRAHRAN 3181	\$810,000	30/01/2019

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.



3 2 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 118 sqm approx

Agent Comments

Comparable Properties

7/648 High St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$992,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Apartment



3/33 Wanda Rd CAULFIELD NORTH 3161 (REI) Agent Comments

3 2 1

Price: \$893,000

Method: Auction Sale

Date: 07/04/2019

Rooms: 5

Property Type: Apartment



2/301 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 30/01/2019

Rooms: 4

Property Type: Apartment

Land Size: 1207 sqm approx