

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

72 Perth Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,370,000

Median sale price

Median price \$1,672,500

House

X

Unit

Suburb Prahran

Period - From 01/01/2018

to 31/03/2018

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	20 Athol St PRAHRAN 3181	\$1,300,000	05/05/2018
2	65 Donald St PRAHRAN 3181	\$1,370,000	14/12/2017
3	25 Leila St PRAHRAN 3181	\$1,426,000	02/12/2017

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



20 Athol St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 4

Property Type: House (Res)



65 Donald St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,370,000

Method: Private Sale

Date: 14/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 155 sqm approx



25 Leila St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,426,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)