## 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

13/10 Clifton Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$580,000		&		\$638,000			
Median sale pr	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1403/229 Toorak Rd SOUTH YARRA 3141	\$610,000	24/07/2019
2	407/120 High St WINDSOR 3181	\$610,000	02/07/2019
3	2/97 Barkly St ST KILDA 3182	\$605,500	27/07/2019

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.

This Statement of Information was prepared on:

02/10/2019 18:32







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending June 2019: \$535,000

# **Comparable Properties**



Price: \$610,000

(REI/VG)

Method: Private Sale Date: 24/07/2019 Property Type: Apartment



407/120 High St WINDSOR 3181 (REI)

1403/229 Toorak Rd SOUTH YARRA 3141



Price: \$610,000 Method: Private Sale Date: 02/07/2019 Property Type: Apartment



2/97 Barkly St ST KILDA 3182 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$605,500 Method: Auction Sale Date: 27/07/2019 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.