

## 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

54 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 \$1,249,000

#### Median sale price

Median price \$1,550,000

House

X

Unit

Suburb Prahran

Period - From 01/10/2017

to

31/12/2017

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	2/17 Como Av SOUTH YARRA 3141	\$1,405,000	28/10/2017
2	5/44-46 Chomley St PRAHRAN 3181	\$1,296,000	02/09/2017
3	55 Havelock St ST KILDA 3182	\$1,275,000	19/10/2017

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.



3 2 3

**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/17 Como Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**5/44-46 Chomley St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,296,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**55 Havelock St ST KILDA 3182 (REI)**

Agent Comments

3 2 1

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 19/10/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 125 sqm approx