

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	4/1 Lumley Court, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$300,000

Median sale price

Median price	\$472,750	Hou	ıse	Unit	Х	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.

Ad	dress of comparable property	Price	Date of sale
1	5/1 Lumley Ct PRAHRAN 3181	\$285,000	17/02/2018
2	6/40 Waterloo Cr ST KILDA 3182	\$270,000	11/04/2018
3	21/1 Lumley Ct PRAHRAN 3181	\$240,000	11/12/2017

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.

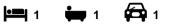




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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 **Median Unit Price** March quarter 2018: \$472,750

Comparable Properties



5/1 Lumley Ct PRAHRAN 3181 (REI/VG)

Price: \$285,000 Method: Auction Sale Date: 17/02/2018

Rooms: 2

Property Type: Apartment

Agent Comments



6/40 Waterloo Cr ST KILDA 3182 (REI)



Price: \$270,000 Method: Private Sale Date: 11/04/2018

Rooms: -

Property Type: Apartment

Agent Comments



21/1 Lumley Ct PRAHRAN 3181 (REI/VG)



Price: \$240,000 Method: Private Sale Date: 11/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

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