

## 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

4/1 Lumley Court, 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

\$300,000

#### Median sale price

Median price

\$472,750

House

Unit

X

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	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)**

**Agent Comments**

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**Price:** \$285,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** 2  
**Property Type:** Apartment



**6/40 Waterloo Cr ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 11/04/2018  
**Rooms:** -  
**Property Type:** Apartment



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

**Agent Comments**

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**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 11/12/2017  
**Rooms:** -  
**Property Type:** Apartment