

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

8/45 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

Prahran

Period - From 01/07/2018

to

30/06/2019

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	1/35 Donald St PRAHRAN 3181	\$550,000	02/03/2019
2	13/16 Kensington Rd SOUTH YARRA 3141	\$537,500	01/06/2019
3	13/14 Newry St WINDSOR 3181	\$510,000	11/04/2019

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/35 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Apartment



13/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$537,500

Method: Auction Sale

Date: 01/06/2019

Rooms: 4

Property Type: Apartment



13/14 Newry St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 11/04/2019

Rooms: -

Property Type: Apartment