

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	509/85 High Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$748,000

#### Median sale price

Median price	\$630,000	Hou	se	Unit	Х	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

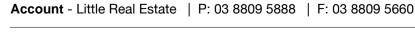
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	305/87 High St PRAHRAN 3181	\$732,000	08/06/2017
2	16/40-50 High St WINDSOR 3181	\$731,000	24/06/2017
3	18/61 High St PRAHRAN 3181	\$685,500	20/05/2017

#### 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: Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price June quarter 2017: \$630,000

# Comparable Properties

305/87 High St PRAHRAN 3181 (VG)

2





Agent Comments

Price: \$732,000 Method: Sale Date: 08/06/2017

Rooms: -

Property Type: Strata Unit/Flat

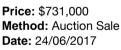
16/40-50 High St WINDSOR 3181 (REI)

**!=**| 2





**Agent Comments** 



Rooms: 5

Property Type: Apartment

18/61 High St PRAHRAN 3181 (REI/VG)

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**Agent Comments** 



Price: \$685,500 Method: Auction Sale Date: 20/05/2017

Rooms: 4

Property Type: Apartment

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





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