

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

509/85 High Street, Prahran Vic 3181

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

House

Unit

X

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.

	Address 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.~~



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)

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)

Agent Comments



Price: \$731,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Apartment



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

Agent Comments



Price: \$685,500
Method: Auction Sale
Date: 20/05/2017
Rooms: 4
Property Type: Apartment