

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 15/15 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$558,500 House Unit X Suburb Prahran

Period - From 01/07/2017 to 30/06/2018 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	5/22 Chomley St PRAHRAN 3181	\$645,000	11/08/2018
2	7/4 Chomley St PRAHRAN 3181	\$630,500	27/04/2018
3	6/14 Abeckett St PRAHRAN 3181	\$627,000	04/07/2018

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



5/22 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Auction Sale

Date: 11/08/2018

Rooms: 4

Property Type: Apartment



7/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$630,500

Method: Sold Before Auction

Date: 27/04/2018

Rooms: -

Property Type: Apartment



6/14 Abeckett St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$627,000

Method: Sold Before Auction

Date: 04/07/2018

Rooms: 5

Property Type: Apartment