

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

2/13 Arkle Street, Prahran Vic 3181

Indicative selling price

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

Range between \$420,000

&

\$462,000

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	4/16 Lewisham Rd WINDSOR 3181	\$440,000	20/02/2018
2	5/24 Grandview Gr PRAHRAN 3181	\$440,000	30/11/2017
3	1/8 Williams Rd PRAHRAN 3181	\$430,000	24/03/2018

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.

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Indicative Selling Price

\$420,000 - \$462,000

Median Unit Price

March quarter 2018: \$472,750



1 1 1

Rooms:

Property Type: Flat

Agent Comments

Comparable Properties



4/16 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 20/02/2018

Rooms: 2

Property Type: Apartment



5/24 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 30/11/2017

Rooms: -

Property Type: Apartment



1/8 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$430,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Apartment