

Nicholas Kaine 95209000 0477555097

nkaine@bigginscott.com.au

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

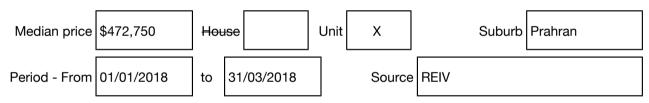
ess 2/13 Arkle Street, Prahran Vic 3181 and ode

#### Indicative selling price

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

Range between	\$420,000	&	\$462,000	
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#### Median sale price



#### 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### WE DELIVER ... Biggin Scott





Rooms: Property Type: Flat Agent Comments Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$420,000 - \$462,000 Median Unit Price March quarter 2018: \$472,750

## **Comparable Properties**



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



Price: \$440,000 Method: Sold Before Auction Date: 20/02/2018 Rooms: 2 Property Type: Apartment Agent Comments



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



Price: \$440,000 Method: Sold Before Auction Date: 30/11/2017 Rooms: -Property Type: Apartment



1/8 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

Price: \$430,000 Method: Auction Sale Date: 24/03/2018 Rooms: 3 Property Type: Apartment

**•** 1

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