

## 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

22/4 Sydney Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

#### 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	3/25 Rockley Rd SOUTH YARRA 3141	\$940,000	03/03/2018
2	8/60 Wattletree Rd ARMADALE 3143	\$912,000	24/03/2018
3	11/399 Toorak Rd SOUTH YARRA 3141	\$800,000	16/03/2018

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.



2 2 1

**Property Type:** Apartment

**Land Size:** 128 sqm approx

## Comparable Properties



**3/25 Rockley Rd SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** Apartment



**8/60 Wattletree Rd ARMADALE 3143 (REI/VG)**

2 2 1

**Price:** \$912,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 5

**Property Type:** Apartment



**11/399 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 16/03/2018

**Rooms:** 5

**Property Type:** Apartment