

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

s |411/15 Clifton Street, Prahran Vic 3181 d e

Indicative selling price

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

Range between \$390,000	&	\$429,000
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Median sale price

Median price	\$590,000	Hou	se	Unit	х	Suburb	Prahran
Period - From	01/10/2017	to	31/12/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	6/330 High St WINDSOR 3181	\$418,000	20/10/2017
2	506/87 High St PRAHRAN 3181	\$415,000	27/09/2017
3	313/87 High St PRAHRAN 3181	\$390,000	05/10/2017

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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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

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Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$390,000 - \$429,000 Median Unit Price December quarter 2017: \$590,000

Comparable Properties



6/330 High St WINDSOR 3181 (REI/VG)



Price: \$418,000 Method: Sold Before Auction Date: 20/10/2017 Rooms: 2 Property Type: Apartment Agent Comments

Agent Comments



506/87 High St PRAHRAN 3181 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 27/09/2017 Rooms: -Property Type: Apartment



313/87 High St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$390,000 Method: Private Sale Date: 05/10/2017 Rooms: -Property Type: Apartment

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