

## 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

411/15 Clifton 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 \$390,000

&

\$429,000

#### Median sale price

Median price \$590,000

House

Unit

X

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.

	Address 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.



**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)**

**Agent Comments**



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



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

**Agent Comments**



**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