

## 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

1/11a Williams Road, 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

&amp;

\$900,000

**Median sale price**

Median price \$498,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2018

to

30/06/2018

Source REIV

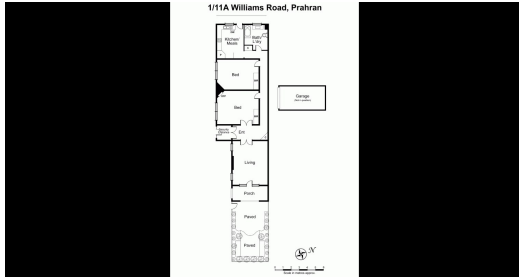
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	4/7 Lewisham Rd WINDSOR 3181	\$890,000	03/03/2018
2	2/21 Ashleigh Rd ARMADALE 3143	\$832,000	17/02/2018
3	1/5a The Avenue BALACLAVA 3183	\$800,000	26/05/2018

**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 1 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/7 Lewisham Rd WINDSOR 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 3

**Property Type:** Apartment



**2/21 Ashleigh Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 2

**Price:** \$832,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** 3

**Property Type:** Apartment



**1/5a The Avenue BALACLAVA 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Apartment