

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	309/10 Hillingdon Place, Prahran Vic 3181
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Indicative selling price

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

Range between	\$550,000	&	\$605,000
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Median sale price

Median price	\$600,000	House		Unit	X	Suburb	Prahran
Period - From	01/01/2017	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	20/30 Porter St PRAHRAN 3181	\$580,500	18/11/2017
2	10/261 Dandenong Rd PRAHRAN 3181	\$562,000	02/12/2017
3	6/40 Charnwood Rd ST KILDA 3182	\$540,000	10/12/2017

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.



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending December 2017: \$600,000

Comparable Properties



20/30 Porter St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$580,500
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Apartment



10/261 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$562,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment



6/40 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$540,000
Method: Auction Sale
Date: 10/12/2017
Rooms: -
Property Type: Apartment