



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2017: \$587,500

Comparable Properties



12/21-25 Macquarie St PRAHRAN 3181 (REI)

Agent Comments



Price: \$622,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: Apartment



9/22 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: Apartment



1/60 Mcilwrick St WINDSOR 3181 (REI)

Agent Comments



Price: \$611,000
Method: Auction Sale
Date: 04/03/2017
Rooms: -
Property Type: Unit

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

10/3 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$587,500

Unit

X

Suburb

Prahran

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12/21-25 Macquarie St PRAHRAN 3181	\$622,000	18/03/2017
9/22 Denbigh Rd ARMADALE 3143	\$620,000	25/03/2017
1/60 McIlwrick St WINDSOR 3181	\$611,000	04/03/2017