

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	9/13 Arkle Street, Prahran Vic 3181
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Indicative selling price

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

Range between	\$360,000	&	\$396,000
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Median sale price

Median price	\$521,999	House		Unit	X	Suburb	Prahran
Period - From	01/04/2018	to	31/03/2019	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	12/4-6 Powell St SOUTH YARRA 3141	\$400,000	14/02/2019
2	8/13 Howitt St SOUTH YARRA 3141	\$395,000	04/03/2019
3	3/7 Elgin Av ARMADALE 3143	\$380,000	13/04/2019

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.



1 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

Year ending March 2019: \$521,999

Comparable Properties



12/4-6 Powell St SOUTH YARRA 3141 (REI/VG) Agent Comments

1 1 1

Price: \$400,000

Method: Sold Before Auction

Date: 14/02/2019

Rooms: -

Property Type: Apartment

Land Size: 543 sqm approx



8/13 Howitt St SOUTH YARRA 3141 (REI/VG) Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 04/03/2019

Rooms: -

Property Type: Apartment



3/7 Elgin Av ARMADALE 3143 (REI)

Agent Comments

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Price: \$380,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 2

Property Type: Apartment