

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

1/26 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price \$619,000

Median sale price

Median price \$596,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2017

to

31/03/2018

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	89/632 St Kilda Rd MELBOURNE 3004	\$620,000	30/01/2018
2	23/16 Kensington Rd SOUTH YARRA 3141	\$615,000	24/03/2018
3	505/594 St Kilda Rd MELBOURNE 3004	\$615,000	07/12/2017

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.



2 1 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



89/632 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

2 2 1

Price: \$620,000

Method: Sold Before Auction

Date: 30/01/2018

Rooms: 3

Property Type: Apartment



23/16 Kensington Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Apartment



505/594 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 07/12/2017

Rooms: -

Property Type: Apartment