

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

604/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price \$570,000

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	1/26 Clifton St PRAHRAN 3181	\$600,000	04/06/2018
2	6/99 York St PRAHRAN 3181	\$585,000	14/04/2018
3	204/10 Porter St PRAHRAN 3181	\$575,000	13/02/2018

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.

Nicholas Kaine

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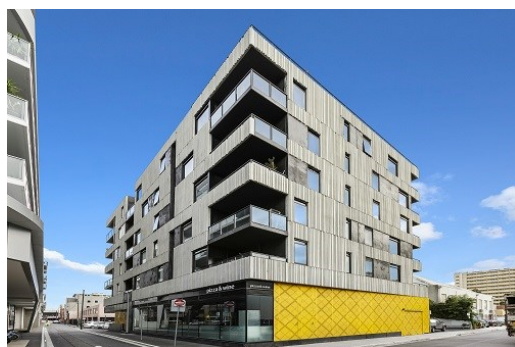
nkaine@biggin Scott.com.au

Indicative Selling Price

\$570,000

Median Unit Price

Year ending March 2018: \$596,000



2 1 1

Rooms:

Property Type: Land

Agent Comments

Comparable Properties



1/26 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 04/06/2018

Rooms: -

Property Type: Apartment



6/99 York St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: Apartment



204/10 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 13/02/2018

Rooms: 3

Property Type: Apartment