

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

36 Airlie Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,910,000

&

\$2,100,000

Median sale price

Median price \$1,520,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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 15 Bowen St PRAHRAN 3181	\$1,975,000	24/03/2017
2 31a Sutherland Rd ARMADALE 3143	\$1,980,000	31/05/2017
3 65 Barkly Av ARMADALE 3143	\$2,050,000	04/03/2017

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.



3 2 1

Rooms:

Property Type: House

Land Size: 297.537 sqm approx

Agent Comments

Comparable Properties



15 Bowen St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,975,000

Method: Sold Before Auction

Date: 24/03/2017

Rooms: -

Property Type: House (Res)



31a Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$1,980,000

Method: Private Sale

Date: 31/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 348 sqm approx



65 Barkly Av ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$2,050,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 217 sqm approx