



 2  2  1

Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

June quarter 2017: \$1,520,000

Comparable Properties



11/17 Como Av SOUTH YARRA 3141 (REI)

Agent Comments

 2  2  1

Price: \$1,100,000

Method: Private Sale

Date: 28/04/2017

Rooms: 6

Property Type: Townhouse (Res)



19 Prentice St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$1,095,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)



37/12 Copelen St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$1,050,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Townhouse (Single)

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

11a Percy Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,520,000

House

X

Suburb

Prahran

Period - From 01/04/2017

to

30/06/2017

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
11/17 Como Av SOUTH YARRA 3141	\$1,100,000	28/04/2017
19 Prentice St ST KILDA EAST 3183	\$1,095,000	27/05/2017
37/12 Copelen St SOUTH YARRA 3141	\$1,050,000	17/06/2017