

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

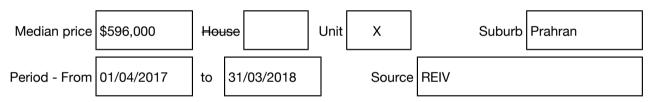
s |202/28 Mount Street, Prahran Vic 3181 d e |

Indicative selling price

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

Range between	\$490,000	&	\$539,000	

Median sale price



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	608/32 Bray St SOUTH YARRA 3141	\$535,000	06/05/2018
2	507/13-15 Grattan St PRAHRAN 3181	\$530,000	12/05/2018
3	714/32 Bray St SOUTH YARRA 3141	\$503,000	30/05/2018

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median Unit Price Year ending March 2018: \$596,000

Comparable Properties

And in the local sector was also been and the

Price: \$535,000 Method: Private Sale Date: 06/05/2018 Rooms: -Property Type: Apartment

2

Agent Comments

Agent Comments



507/13-15 Grattan St PRAHRAN 3181 (REI)

608/32 Bray St SOUTH YARRA 3141 (REI)

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Price: \$530,000 Method: Auction Sale Date: 12/05/2018 Rooms: -Property Type: Apartment



714/32 Bray St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$503,000 Method: Private Sale Date: 30/05/2018 Rooms: -Property Type: Apartment

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