

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	202/28 Mount Street, Prahran Vic 3181
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Indicative selling price

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

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



2 1 1

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



608/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Private Sale

Date: 06/05/2018

Rooms: -

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Apartment



714/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$503,000

Method: Private Sale

Date: 30/05/2018

Rooms: -

Property Type: Apartment