

## 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	506/87 High Street, Prahran Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

#### Median sale price

Median price	\$630,000	House		Unit	X	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 14/21 Izett St PRAHRAN 3181	\$441,500	09/08/2017
2 2/605 High St PRAHRAN 3181	\$422,000	07/08/2017
3 3/10 Wrexham Rd WINDSOR 3181	\$420,000	19/08/2017

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$439,000

**Median Unit Price**  
June quarter 2017: \$630,000

## Comparable Properties



**14/21 Izett St PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$441,500  
**Method:** Sold Before Auction  
**Date:** 09/08/2017  
**Rooms:** -  
**Property Type:** Apartment



**2/605 High St PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$422,000  
**Method:** Private Sale  
**Date:** 07/08/2017  
**Rooms:** 3  
**Property Type:** Apartment



**3/10 Wrexham Rd WINDSOR 3181 (REI)**

**Agent Comments**

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**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** Apartment