

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

12/297 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Single price \$517,000

Median sale price

Median price \$604,000

House

Unit

X

Suburb Prahran

Period - From 01/07/2017

to

30/09/2017

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	4/16 Lansdowne Rd ST KILDA EAST 3183	\$502,000	17/06/2017
2	6/299 Dandenong Rd PRAHRAN 3181	\$500,000	13/07/2017
3	6/28 Raleigh St WINDSOR 3181	\$455,000	20/05/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$517,000

Median Unit Price
September quarter 2017: \$604,000

Comparable Properties



4/16 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$502,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 3
Property Type: Apartment



6/299 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Sold Before Auction
Date: 13/07/2017
Rooms: 3
Property Type: Apartment



6/28 Raleigh St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$455,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Apartment