

Claudio Perruzza
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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

509/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$540,000

Median sale price

Median price

\$521,999

House

Unit

X

Suburb

Prahran

Period - From

01/04/2018

to

31/03/2019

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	2/28 Clifton St PRAHRAN 3181	\$535,000	15/05/2019
2	22/32 Queens Rd MELBOURNE 3004	\$510,000	18/04/2019
3	104/18 Grey St ST KILDA 3182	\$500,000	22/05/2019

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
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
 \$540,000
Median Unit Price
 Year ending March 2019: \$521,999

Comparable Properties



2/28 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$535,000
Method: Private Sale
Date: 15/05/2019
Rooms: -
Property Type: Apartment



22/32 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2
 1
 -

Price: \$510,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: Apartment



104/18 Grey St ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$500,000
Method: Private Sale
Date: 22/05/2019
Rooms: -
Property Type: Apartment