

# 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 501/5-7 Carlton Street, Prahran Vic 3181

### Indicative selling price

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

Single price \$725,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2019

to 30/09/2019

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	406/13-15 Grattan St PRAHRAN 3181	\$722,000	03/09/2019
2	702/800 Chapel St SOUTH YARRA 3141	\$734,000	11/05/2019
3	401/6 Murphy St SOUTH YARRA 3141	\$765,000	18/10/2019

**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.~~

This Statement of Information was prepared on:

31/10/2019 16:48



**Property Type:** Apartment/Unit

Agent Comments

## Comparable Properties



**406/13-15 Grattan St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$722,000

**Method:** Sold Before Auction

**Date:** 03/09/2019

**Property Type:** Apartment



**702/800 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$734,000

**Method:** Private Sale

**Date:** 11/05/2019

**Property Type:** Apartment



**401/6 Murphy St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 18/10/2019

**Property Type:** Apartment