

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

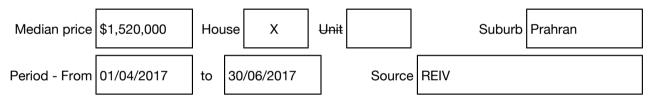
73 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,825,000

Median sale price



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 Earl St WINDSOR 3181	\$1,935,000	07/12/2016
2	4 Anchor PI PRAHRAN 3181	\$1,805,000	17/06/2017
3	9 Larnook St PRAHRAN 3181	\$1,705,000	12/08/2017

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.

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 115 sqm approx Agent Comments Indicative Selling Price \$1,825,000 Median House Price June quarter 2017: \$1,520,000

Comparable Properties

14 Earl St WINDSOR 3181 (REI/VG) 4 3 6 - Price: \$1,935,000 Method: Sold Before Auction Date: 07/12/2016 Rooms: 5 Property Type: House (Res) Land Size: 119 sqm approx	Agent Comments
4 Anchor PI PRAHRAN 3181 (REI/VG) 3 1 1 1 Price: \$1,805,000 Method: Auction Sale Date: 17/06/2017 Rooms: 7 Property Type: House (Res) Land Size: 112 sqm approx	Agent Comments
9 Larnook St PRAHRAN 3181 (REI) 3 2 - Price: \$1,705,000 Method: Auction Sale Date: 12/08/2017 Rooms: 6 Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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