

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.



 3
  2
  0

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)

Agent Comments

 4
  3
  -

Price: \$1,935,000
Method: Sold Before Auction
Date: 07/12/2016
Rooms: 5
Property Type: House (Res)
Land Size: 119 sqm approx



4 Anchor PI PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,805,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 7
Property Type: House (Res)
Land Size: 112 sqm approx



9 Larnook St PRAHRAN 3181 (REI)

Agent Comments

 3
  2
  -

Price: \$1,705,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 6
Property Type: House (Res)