

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
62 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,581,251 House Unit Suburb Prahran

Period - From 01/01/2017 to 31/12/2017 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	31 Lansdowne Rd ST KILDA EAST 3183	\$2,700,000	19/08/2017
2	69 Greville St PRAHRAN 3181	\$2,668,000	26/08/2017
3	28 Clara St SOUTH YARRA 3141	\$2,500,000	23/10/2017

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 3

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
Year ending December 2017: \$1,581,251

Comparable Properties



31 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

4 3 3

Price: \$2,700,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 8
Property Type: House (Res)
Land Size: 652 sqm approx



69 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$2,668,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 383 sqm approx



28 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$2,500,000
Method: Sold Before Auction
Date: 23/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 273 sqm approx