### 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

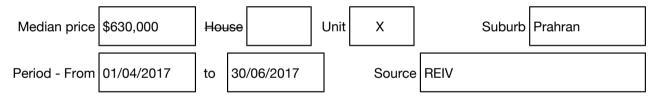
411/7 King Street, Prahran Vic 3181

#### Indicative selling price

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

Single price \$399,950

#### 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	14/21 Izett St PRAHRAN 3181	\$441,500	09/08/2017
2	3/10 Wrexham Rd WINDSOR 3181	\$420,000	19/08/2017
3	606/7 King St PRAHRAN 3181	\$398,000	01/03/2017

#### 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.

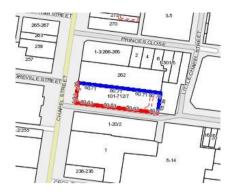
#### Account - T G Newton & Co | P: 03 9568 8000 | F: 03 9569 9754

propertydata

#### Generated: 01/09/2017 14:03

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: Apartment Agent Comments Indicative Selling Price \$399,950 Median Unit Price June quarter 2017: \$630,000

## **Comparable Properties**

14/21 Izett St PRAHRAN 3181 (REI)111111Price: \$441,500Method: Sold Before AuctionDate: 09/08/2017Rooms: -Property Type: Apartment	Agent Comments
3/10 Wrexham Rd WINDSOR 3181 (REI) 1 1 1 1 1 1 1 Price: \$420,000 Method: Auction Sale Date: 19/08/2017 Rooms: 2 Property Type: Apartment	Agent Comments
606/7 King St PRAHRAN 3181 (REI)	Agent Comments



Price: \$398,000 Method: Private Sale Date: 01/03/2017 Rooms: 2 Property Type: Apartment

Account - T G Newton & Co | P: 03 9568 8000 | F: 03 9569 9754

property data

#### Generated: 01/09/2017 14:03

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.

