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**Indicative Selling Price** \$400,000 **Median Unit Price** June quarter 2017: \$630,000





Rooms:

Property Type: Apartment **Agent Comments** 

# Comparable Properties



412/201 High St PRAHRAN 3181 (REI/VG)

Price: \$412,000 Method: Private Sale Date: 22/03/2017

Rooms: 2

Property Type: Apartment

Agent Comments



309/270 High St PRAHRAN 3181 (REI)



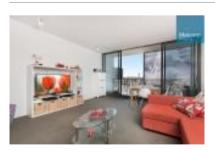


Price: \$400,000 Method: Private Sale Date: 26/06/2017

Rooms: -

**Property Type:** Apartment

**Agent Comments** 



606/7 King St PRAHRAN 3181 (REI/VG)



Price: \$398,000 Method: Private Sale Date: 01/03/2017

Rooms: 2

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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## 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	313/87 High Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$400,000

#### Median sale price

Median price	\$630,000		Unit X	Su	ıburb	Prahran	
Period - From	01/04/2017	to	30/06/2017	Source	REIV	,	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
412/201 High St PRAHRAN 3181	\$412,000	22/03/2017
309/270 High St PRAHRAN 3181	\$400,000	26/06/2017
606/7 King St PRAHRAN 3181	\$398,000	01/03/2017



