

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](http://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	353 High St PRAHRAN 3181	\$1,325,000	04/04/2018
2	48 Packington St PRAHRAN 3181	\$1,310,000	28/04/2018
3	20 Bidey St PRAHRAN 3181	\$1,307,500	24/04/2018

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.



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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000  
**Median House Price**  
June quarter 2018: \$1,330,000

## Comparable Properties



**353 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$1,325,000  
**Method:** Private Sale  
**Date:** 04/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 242 sqm approx



**48 Packington St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)



**20 Bidey St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

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**Price:** \$1,307,500  
**Method:** Private Sale  
**Date:** 24/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 130 sqm approx