

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/573 HIGH STREET, PRAHRAN, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$700,000 to \$750,000

### Median sale price

Median price \$535,000

House

Unit

X

Suburb

PRAHRAN

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### Comparable property sales

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
404/11 HILLINGDON PL, PRAHRAN, VIC 3181	*\$725,000	22/09/2017
40-50 HIGH ST, PRAHRAN, VIC 3181	*\$731,000	24/06/2017
409/10 HILLINGDON PL, PRAHRAN, VIC 3181	\$735,000	17/06/2017
305/87 HIGH ST, PRAHRAN, VIC 3181	\$732,000	08/06/2017