

Juanita Kelly 03 9519 8333 0419 589 724 jkelly@woodards.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	521/15 Clifton 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 \$449,000

#### Median sale price

Median price	\$565,600	Hou	se	Unit	х	Suburb	Prahran
Period - From	01/07/2016	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	405/135 Inkerman St ST KILDA 3182	\$450,000	26/05/2017
2	305/29 Claremont St SOUTH YARRA 3141	\$450,000	17/05/2017
3	311/11-15 Wellington St ST KILDA 3182	\$440,000	29/04/2017

#### 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.

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**Indicative Selling Price** \$449,000 **Median Unit Price** Year ending June 2017: \$565,600







Rooms:

Property Type: Apartment Land Size: 56 sqm approx **Agent Comments** 

## Comparable Properties



405/135 Inkerman St ST KILDA 3182 (REI)

**-**



Price: \$450,000 Method: Private Sale Date: 26/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



305/29 Claremont St SOUTH YARRA 3141

(REI)

**2** 





Price: \$450,000 Method: Private Sale Date: 17/05/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

Agent Comments



311/11-15 Wellington St ST KILDA 3182 (REI)





Price: \$440,000 Method: Private Sale Date: 29/04/2017

Rooms: 3

Property Type: Apartment

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