

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
205/153b High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$565,600 House Unit X 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.

	Address of comparable property	Price	Date of sale
1	1002/81 Queens Rd MELBOURNE 3004	\$320,000	02/05/2017
2	115/153b High St PRAHRAN 3181	\$310,000	19/03/2017
3	22/87 Alma Rd ST KILDA EAST 3183	\$307,000	05/08/2017

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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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
Year ending June 2017: \$565,600

Comparable Properties



1002/81 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: Apartment



115/153b High St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 19/03/2017
Rooms: 2
Property Type: Apartment



22/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$307,000
Method: Private Sale
Date: 05/08/2017
Rooms: 1
Property Type: Apartment