

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 10/1 Ellesmere Road, Prahran Vic 3181

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$630,000 House Unit X Suburb Prahran

Period - From 01/04/2017 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	10/15 Hotham St ST KILDA EAST 3183	\$492,000	30/07/2017
2	6/34 Barkly St ST KILDA 3182	\$484,000	10/05/2017
3	9/61 Kooyong Rd ARMADALE 3143	\$462,000	05/10/2017

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.~~



2 1 -

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
June quarter 2017: \$630,000

Comparable Properties



10/15 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 -

Price: \$492,000
Method: Auction Sale
Date: 30/07/2017
Rooms: 3
Property Type: Apartment



6/34 Barkly St ST KILDA 3182 (REI/VG) **Agent Comments**

2 1 -

Price: \$484,000
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: Apartment



9/61 Kooyong Rd ARMADALE 3143 (REI) **Agent Comments**

2 1 -

Price: \$462,000
Method: Private Sale
Date: 05/10/2017
Rooms: 4
Property Type: Apartment