

## 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 305/10 Hillingdon Place, Prahran Vic 3181

#### Indicative selling price

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

Single price \$665,000

#### 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	102/11 Hillingdon PI PRAHRAN 3181	\$698,000	27/05/2017
2	207/10 Hillingdon PI PRAHRAN 3181	\$671,000	24/07/2017
3	906/700 Chapel St SOUTH YARRA 3141	\$666,000	15/07/2017

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   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$665,000

**Median Unit Price**

June quarter 2017: \$630,000

## Comparable Properties



**102/11 Hillingdon PI PRAHRAN 3181 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$698,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



**207/10 Hillingdon PI PRAHRAN 3181 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



**906/700 Chapel St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$666,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** 3  
**Property Type:** Apartment