

# 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 107/201 High St Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$310,000 & \$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$604,000 \*House  \*Unit  Suburb Prahran  
Period - From 01/07/2017 to 23/11/2017 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
213/15 Clifton Street Prahran VIC 3181	\$390,100	13/06/2017
403/201 High Street Prahran VIC 3181	\$380,000	09/10/2107
603/201 High Street Prahran VIC 3181	\$390,000	02/06/2017

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.