



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
March quarter 2017: \$587,500

Comparable Properties



3/174 Peel St PRAHRAN 3181 (REI)

Agent Comments



Price: \$417,000
Method: Private Sale
Date: 26/05/2017
Rooms: 4
Property Type: Apartment



20/194 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 13/05/2017
Rooms: 2
Property Type: Apartment



10/605 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 07/06/2017
Rooms: 2
Property Type: Apartment

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

504/153b High Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$587,500

Unit X

Suburb Prahran

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/174 Peel St PRAHRAN 3181	\$417,000	26/05/2017
20/194 Alma Rd ST KILDA EAST 3183	\$405,000	13/05/2017
10/605 High St PRAHRAN 3181	\$400,000	07/06/2017