

# 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 15 Clifton Street, 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 \$620,000

### Median sale price

Median price \$600,000

Property type Unit

Suburb Prahran

Period - From 31<sup>st</sup> January 2018

to 1<sup>st</sup> February 2019

Source CoreLogic

### Comparable property sales

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
203/233-241 Chapel Street, Prahran VIC 3181	\$690,00	15/09/2018
73/8 Perth Street, Prahran VIC 3181	\$664,000	20/09/2018
211/10 Porter Street, Prahran VIC 3181	\$600,500	06/11/2018

This Statement of Information was prepared on: 2<sup>nd</sup> February 2019