

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

2 Russell Street Prahran VIC 3181

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 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

108 Williams Road Prahran VIC 3181	\$1,125,000	19-Sep-19
74 Murray Street Prahran VIC 3181	\$1,260,000	17-Jun-19

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 6 months.

This Statement of Information was prepared on: 06 December 2019

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**108 Williams Road Prahran VIC 3181** Sold Price **\$1,125,000** Sold Date **19-Sep-19**

3 2 1

Distance **0.21km****74 Murray Street Prahran VIC 3181** Sold Price **\$1,260,000** Sold Date **17-Jun-19**

3 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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