

# 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

2/311 Dandenong Road, Prahran Vic 3181

### Indicative selling price

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

Range between \$540,000 & \$580,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Prahran

Period - From 01/07/2019 to 30/09/2019 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	6/23 Irving Av PRAHRAN 3181	\$580,000	19/09/2019
2	12/1 Duncraig Av ARMADALE 3143	\$560,000	19/09/2019
3	3/3 Barnsbury Rd SOUTH YARRA 3141	\$537,000	14/09/2019

**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.~~

This Statement of Information was prepared on: 30/10/2019 21:00



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**6/23 Irving Av PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 19/09/2019

**Rooms:** 4

**Property Type:** Apartment



**12/1 Duncraig Av ARMADALE 3143 (REI)**

**Agent Comments**



**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 19/09/2019

**Property Type:** Apartment



**3/3 Barnsbury Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$537,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Apartment