

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 162-164 Williams Road & 1-5 Robinson Street, Prahran

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Car		Or range between	\$985,000		\$1,025,000
3 Bed, 2 Bath, 2 Car		Or range between	\$1,750,000		\$1,800,000
3 Bed, 3 Bath, 2 Car		Or range between	\$1,800,000		\$1,900,000
3 Bed, 3 Bath, 2 Car (202)	\$2,000,000	Or range between			
3 Bed, 3 Bath, 2 Car		Or range between	\$2,700,000		\$2,850,000
3 Bed, 3 Bath, 3 Car (206)	\$2,500,000	Or range between			
3 Bed, 3 Bath, 3 Car (403)	\$3,650,000	Or range between			
3 Bed, 3 Bath, 3 Car (303)	\$4,200,000	Or range between			
3 Bed, 3 Bath, Study, 3 Car		Or range between	\$3,700,000		\$3,750,000
3 Bed, 3 Bath, Study, 3 Car (402)	\$4,650,000	Or range between			
3 Bed, 3 Bath, Study, 3 Car (302)	\$5,350,000	Or range between			
3 Bed, 3 Bath, Study, 3 Car		Or range between	\$6,150,000		\$6,750,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$530,000

Suburb Prahran

Period - From 1st Nov 2016

To 13th Nov 2017

Source CoreLogic

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Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	41/4 Sydney Street, Prahran VIC 3181	\$1,310,000	24/09/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, 2 Car	4/1a Affleck St, South Yarra VIC 3141	\$2,210,000	07/06/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, 3 Car	201 / 715-719 Orrong Road, Toorak VIC 3142	\$3,870,000	24/06/2017
	203/ 8 Murphy Street, South YARRA VIC 3141	\$2,200,000	27/09/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath, Study, 3 Car			

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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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