

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	17 Westbourne St PRAHRAN 3181	\$1,520,000	28/04/2018
2	23 Tyrone St SOUTH YARRA 3141	\$1,482,000	24/03/2018
3	4 Latrobe St WINDSOR 3181	\$1,435,000	29/08/2018

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
June quarter 2018: \$1,960,000

Comparable Properties



17 Westbourne St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: House (Res)



23 Tyrone St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,482,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 3
Property Type: House (Res)
Land Size: 170 sqm approx



4 Latrobe St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,435,000
Method: Sold Before Auction
Date: 29/08/2018
Rooms: -
Property Type: House (Res)