Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

401/15 Clifton Street, Prahran Vic 3181
, and the second

Indicative selling price

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

Range between \$480,000	&	\$500,000
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Median sale price

Median price	\$575,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	1412/35 Malcolm St SOUTH YARRA 3141	\$490,000	12/06/2019
2	212/11-15 Wellington St ST KILDA 3182	\$490,000	27/06/2019
3	509/15 Clifton St PRAHRAN 3181	\$480,000	03/07/2019

OR

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

This Statement of Information was prepared on:	16/09/2019 10:15









Rooms: 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$480,000 - \$500,000 **Median Unit Price** June quarter 2019: \$575,000

Comparable Properties



1412/35 Malcolm St SOUTH YARRA 3141

(REI/VG) **--** 2

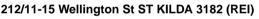


Price: \$490,000 Method: Private Sale Date: 12/06/2019

Rooms: 3

Property Type: Apartment

Agent Comments









Price: \$490,000 Method: Private Sale Date: 27/06/2019

Property Type: Apartment

Agent Comments



509/15 Clifton St PRAHRAN 3181 (REI/VG)





Price: \$480,000 Method: Private Sale Date: 03/07/2019

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



