

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

401/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 01/04/2019 to 30/06/2019 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 | 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 comparable properties 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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$490,000
Method: Private Sale
Date: 12/06/2019
Rooms: 3
Property Type: Apartment



212/11-15 Wellington St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

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



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

Agent Comments

 2  2  1

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