

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode 19 Wrights Terrace, Prahran, VIC, 3181

### Indicative selling price

\$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,472,000

Property type House

Suburb Prahran

Period - From 25/04/2019

to

25/10/2019

Source REIV

### Address of comparable property

### Price

### Date of sale

13 Pridham Street Prahran VIC 3181	\$1,160,000	06/05/2019
17 Mcllwick Street, Windsor	\$1,125,000	29/08/2019
6 Gladstone Street Windsor VIC 3181	\$1,070,000	01/05/2019

This Statement of Information was prepared on: 25/10/2019