

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

7/45 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$750,000 & \$800,000

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	9/70 Denbigh Rd ARMADALE 3143	\$810,000	19/08/2019
2	1/20 Carlisle Av BALACLAVA 3183	\$780,000	07/09/2019
3	2/374 Dandenong Rd CAULFIELD NORTH 3161	\$755,000	06/09/2019

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:

07/10/2019 19:09



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
June quarter 2019: \$575,000

Comparable Properties



9/70 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 19/08/2019
Rooms: 4
Property Type: Apartment



1/20 Carlisle Av BALACLAVA 3183 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Apartment



2/374 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$755,000
Method: Sold Before Auction
Date: 06/09/2019
Property Type: Apartment