

## 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 425/15 Clifton Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$370,000

#### Median sale price

Median price \$472,750 House Unit X Suburb Prahran

Period - From 01/01/2018 to 31/03/2018 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	4/36 Grandview Gr PRAHRAN 3181	\$372,000	08/05/2018
2	309/15 Clifton St PRAHRAN 3181	\$371,000	28/02/2018
3	411/15 Clifton St PRAHRAN 3181	\$370,000	11/05/2018

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.

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**Indicative Selling Price**

\$370,000

**Median Unit Price**

March quarter 2018: \$472,750



1 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



4/36 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

1 1 -

**Price:** \$372,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** -

**Property Type:** Apartment



309/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

**Price:** \$371,000

**Method:** Private Sale

**Date:** 28/02/2018

**Rooms:** -

**Property Type:** Apartment



411/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 11/05/2018

**Rooms:** -

**Property Type:** Apartment