

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

### PROPERTY OFFERED FOR SALE

**4/17 Macquarie 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)

**Range Between \$125,000 & \$135,000**

---

### MEDIAN SALE PRICE

**Median price \$500,000 | Unit | Prahran (3181)**

**Period - From 1 December 2017 to 30 November 2018 | Source - CoreLogic**

---

### COMPARABLE PROPERTY SALES

**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.**