



## STATEMENT OF INFORMATION

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

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

PROPERTY OFFERED FOR SALE

**20A Commercial Road, 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 \$1,600,000 & \$1,715,000**

MEDIAN SALE PRICE

**Median price \$1,472,000 | House | Prahran (3181)**

**Period - From 1 July 2018 to 30 June 2019 | Source - REIV**

COMPARABLE PROPERTY SALES

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
<b>22 MACQUARIE STREET, PRAHRAN VIC 3181</b>	<b>\$1,935,000</b>	<b>28/06/2019</b>
<b>2B LORNE ROAD, PRAHRAN VIC 3181</b>	<b>\$1,800,000</b>	<b>15/04/2019</b>
<b>23 NEWRY STREET, WINDSOR VIC 3181</b>	<b>\$1,770,000</b>	<b>25/07/2019</b>