

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	661 High Street, Prahran Vic 3181
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,498,000	House	X	Unit		Suburb	Prahran
Period - From	01/04/2018	to	31/03/2019	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	76 Andrew St WINDSOR 3181	\$1,695,000	23/02/2019
2	27 Chomley St PRAHRAN 3181	\$1,468,000	18/02/2019
3	712 Malvern Rd PRAHRAN 3181	\$1,394,000	23/02/2019

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.



 3  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2019: \$1,498,000

Comparable Properties



76 Andrew St WINDSOR 3181 (REI)

Agent Comments

 3  2  -

Price: \$1,695,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 288 sqm approx



27 Chomley St PRAHRAN 3181 (REI)

Agent Comments

 3  1  -

Price: \$1,468,000
Method: Sold Before Auction
Date: 18/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 210 sqm approx



712 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

 3  1  -

Price: \$1,394,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 258 sqm approx