



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Commercial road,  
PRAHRAN 3181

House



4 beds



2 baths



0 parking

### Indicative selling price

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

**Range from \$1,100,000 -  
\$1,210,000**

### Median sale price

Median **House** for **PRAHRAN** for period -  
Sourced from **Pricefinder**.

**\$1,200,000**

### 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 the most comparable to the property for sale.

**51 Moore street,** Price **\$1,160,000** Sold 01 July 2017  
South Yarra 3141

**49 Argo street,** Price **\$1,200,000** Sold 20 June 2017  
South Yarra 3141

**50 Moore street,** Price **\$1,239,000** Sold 25 March 2017  
South Yarra 3141

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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