

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

2/66-68 Murray Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$275,000

&

\$300,000

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	7/47 Kooyong Rd ARMADALE 3143	\$329,500	26/02/2018
2	12/16 Lewisham Rd WINDSOR 3181	\$300,000	14/04/2018
3	30/37 Hotham St ST KILDA EAST 3183	\$291,000	21/04/2018

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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 1  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$275,000 - \$300,000
Median Unit Price
March quarter 2018: \$472,750

Comparable Properties



7/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$329,500
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: Apartment



12/16 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$300,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Apartment



30/37 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$291,000
Method: Private Sale
Date: 21/04/2018
Rooms: -
Property Type: Apartment