

## 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

8 York 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 \$1,300,000

&amp;

\$1,430,000

## Median sale price

Median price \$1,520,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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	9 Nicholson St SOUTH YARRA 3141	\$1,405,000	22/04/2017
2	17 Packington Pl PRAHRAN 3181	\$1,365,000	26/08/2017
3	11 Pridham St PRAHRAN 3181	\$1,318,500	11/05/2017

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.



2   1  

**Rooms:**  
**Property Type:** House  
**Land Size:** 223 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
June quarter 2017: \$1,520,000

## Comparable Properties



**9 Nicholson St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 213 sqm approx



**17 Packington Pl PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 206 sqm approx



**11 Pridham St PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$1,318,500  
**Method:** Sold Before Auction  
**Date:** 11/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)