

## 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

18 Park 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)

Single price \$1,500,000

### Median sale price

Median price \$604,000

House

Unit

X

Suburb

Prahran

Period - From 01/07/2017

to

30/09/2017

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	4/113 Osborne St SOUTH YARRA 3141	\$1,702,000	07/10/2017
2	4c Surrey Rd SOUTH YARRA 3141	\$1,560,000	11/11/2017
3	7 Mackay St PRAHRAN 3181	\$1,463,000	23/09/2017

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.



 3  2  2

**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**4/113 Osborne St SOUTH YARRA 3141 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,702,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**4c Surrey Rd SOUTH YARRA 3141 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**7 Mackay St PRAHRAN 3181 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,463,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)