

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
5 Kenleigh Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,390,000 & \$1,465,000

Median sale price

Median price \$1,672,500 House X Unit 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 | 66 Andrew St WINDSOR 3181 | \$1,437,500 | 24/04/2018 |
| 2 | 150 Peel St WINDSOR 3181 | \$1,420,000 | 02/06/2018 |
| 3 | 2/769 High St ARMADALE 3143 | \$1,385,000 | 12/05/2018 |

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.



3 2 1

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,465,000

Median House Price

March quarter 2018: \$1,672,500

Comparable Properties



66 Andrew St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,437,500

Method: Sold Before Auction

Date: 24/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 214 sqm approx



150 Peel St WINDSOR 3181 (REI)

Agent Comments

3 2 -

Price: \$1,420,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)



2/769 High St ARMADALE 3143 (REI)

Agent Comments

3 1 2

Price: \$1,385,000

Method: Sold Before Auction

Date: 12/05/2018

Rooms: -

Property Type: Townhouse (Res)