

## 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

19/5 Gooch 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 \$480,000

&

\$528,000

#### 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	10/60 Chomley St PRAHRAN 3181	\$545,000	02/06/2018
2	18/14 The Avenue WINDSOR 3181	\$520,000	04/05/2018
3	17/43 Williams Rd WINDSOR 3181	\$490,000	06/04/2018

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.



2 1 1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$480,000 - \$528,000

**Median Unit Price**

March quarter 2018: \$472,750

## Comparable Properties



**10/60 Chomley St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$545,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** 3

**Property Type:** Apartment



**18/14 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 04/05/2018

**Rooms:** 3

**Property Type:** Apartment



**17/43 Williams Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 06/04/2018

**Rooms:** -

**Property Type:** Apartment