

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	119/270 High Street, Prahran Vic 3181
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$390,000	&	\$410,000
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**Median sale price**

Median price	\$498,000	House		Unit	X	Suburb	Prahran
Period - From	01/04/2018	to	30/06/2018	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	310/270 High St WINDSOR 3181	\$405,000	15/05/2018
2	230/471 Malvern Rd SOUTH YARRA 3141	\$405,000	26/02/2018
3	113/k6 High St WINDSOR 3181	\$395,000	01/06/2018

**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.

Nicholas Kaine  
95209000  
0477555097  
nkaine@bigginScott.com.au



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**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median Unit Price**  
June quarter 2018: \$498,000

## Comparable Properties



**310/270 High St WINDSOR 3181 (REI/VG)**

[Agent Comments](#)

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**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**230/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)

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**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 26/02/2018  
**Rooms:** 2  
**Property Type:** Apartment



**113/k6 High St WINDSOR 3181 (REI)**

[Agent Comments](#)

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 01/06/2018  
**Rooms:** 2  
**Property Type:** Apartment