

## 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

111/153b High 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)

Single price

\$359,000

## Median sale price

Median price

\$565,600

House

Unit

X

Suburb

Prahran

Period - From

01/07/2016

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	3/24 The Avenue WINDSOR 3181	\$357,000	15/07/2017
2	201/8 Bangs St PRAHRAN 3181	\$329,000	03/06/2017
3	306/153b High St PRAHRAN 3181	\$320,000	13/02/2017

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.



1 1 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 40 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$359,000

**Median Unit Price**  
Year ending June 2017: \$565,600

## Comparable Properties



**3/24 The Avenue WINDSOR 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$357,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** Apartment



**201/8 Bangs St PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 -

**Price:** \$329,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** Apartment



**306/153b High St PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** -  
**Property Type:** Apartment