

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 17 Harvey Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,120,000

Median sale price

Median price \$1,330,000 House X Unit 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	111 York St PRAHRAN 3181	\$1,210,000	16/07/2018
2	9 Mary St WINDSOR 3181	\$1,133,500	28/04/2018
3	19 Balmoral St SOUTH YARRA 3141	\$1,055,000	28/07/2018

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.



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Rooms:
Property Type: House
Land Size: 162 sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000
Median House Price
June quarter 2018: \$1,330,000

Comparable Properties



111 York St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$1,210,000
Method: Sold Before Auction
Date: 16/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 192 sqm approx



9 Mary St WINDSOR 3181 (REI)

Agent Comments

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Price: \$1,133,500
Method: Auction Sale
Date: 28/04/2018
Rooms: 4
Property Type: House (Res)



19 Balmoral St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$1,055,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)