

Statement of Information

**Internet advertising for single residential property located within or outside the Melbourne metropolitan area**

**Sections 47AF of the Estate Agents Act 1980**

**Indicative selling price**

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

Single price \$\*  or range between \$447,200  & \$487,900

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$650,000  \*House  \*unit X  Suburb or locality Prahran   
 Period - From 21/05/2017  to 21/05/2018  Source Realestate.com.au

**Comparable property sales**

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
17/43 Williams Road, Prahran	\$490,000	06/04/2018
701/15 Clifton Street, Prahran	\$470,000	08/03/2018
704/15 Clifton Street, Prahran	472,500	06/12/2017