

## 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	11/297 Dandenong Road, 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	\$470,000	&	\$510,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$558,500	House		Unit	X	Suburb	Prahran
Period - From	01/07/2017	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	10/51 Kooyong Rd ARMADALE 3143	\$509,000	27/06/2018
2	17/43 Williams Rd WINDSOR 3181	\$490,000	06/04/2018
3	2/670 Inkerman Rd CAULFIELD NORTH 3161	\$475,000	15/06/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$470,000 - \$510,000  
**Median Unit Price**  
 Year ending June 2018: \$558,500

## Comparable Properties



**10/51 Kooyong Rd ARMADALE 3143 (REI)** [Agent Comments](#)



**Price:** \$509,000  
**Method:** Private Sale  
**Date:** 27/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**17/43 Williams Rd WINDSOR 3181 (REI/VG)** [Agent Comments](#)



**Price:** \$490,000  
**Method:** Sold Before Auction  
**Date:** 06/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**2/670 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)** [Agent Comments](#)



**Price:** \$475,000  
**Method:** Sold Before Auction  
**Date:** 15/06/2018  
**Rooms:** 3  
**Property Type:** Apartment