

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 5-6 Sydney Street, Prahran VIC 3181 – (No. 6 SYDNEY STREET)

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 2 Carpark – GROUP A	\$*	Or range between	\$*1,335,000		\$1,340,000
3 Bed, 2 Bath, 2 Carpark – GROUP B	\$*3,370,000	Or range between	\$*		\$
3 Bed, 3 Bath, 2 Carpark – GROUP C	\$*2,670,000	Or range between	\$*		\$
3 Bed, 3 Bath, 2 Carpark – GROUP D	\$*3,270,000	Or range between	\$*		\$
3 Bed, 3 Bath, 2 Carpark – GROUP E	\$*	Or range between	\$*3,620,000		\$3,970,000
3 Bed, 3 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$*4,070,000		\$4,220,000

Suburb unit median sale price

Median price \$535,000

Suburb Prahran

Period - From 01/07/18

To 30/06/19

Source REIV

Comparable property sales

Unit type or class

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

Address of comparable unit

GROUP F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

16/09/2019