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Statement of Information

Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

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

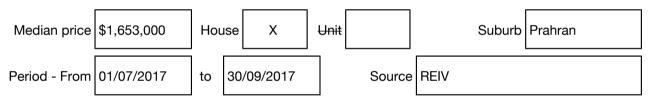
s 31 Leila Street, Prahran Vic 3181 d e

Indicative selling price

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

Single price \$1,275,000

Median sale price



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	5 Wrights Tce PRAHRAN 3181	\$1,351,000	21/10/2017
2	24 Portland PI SOUTH YARRA 3141	\$1,350,000	09/12/2017
3	12 Eastbourne St WINDSOR 3181	\$1,100,000	25/11/2017

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.

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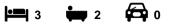
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Res) Agent Comments Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

Indicative Selling Price \$1,275,000 Median House Price September quarter 2017: \$1,653,000

Comparable Properties





12 Eastbourne St WINDSOR 3181 (REI)

боа_

Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 25/11/2017 Rooms: 3 Property Type: House (Res)

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