

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	110 Bendigo Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

#### Median sale price

Median price	\$1,330,000	Hou	ıse 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.

Ad	dress of comparable property	Price	Date of sale
1	18 Prentice St ST KILDA EAST 3183	\$1,385,000	14/07/2018
2	92 Bendigo St PRAHRAN 3181	\$1,300,000	26/05/2018
3	4 Luxton Rd SOUTH YARRA 3141	\$1,280,000	05/05/2018

#### 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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> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2018: \$1,330,000



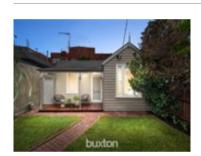
Rooms:

Property Type: House

Land Size: 248.055 sqm approx

**Agent Comments** 

### Comparable Properties



18 Prentice St ST KILDA EAST 3183 (REI)

Agent Comments

Better position than Bendigo St

Price: \$1,385,000 Method: Auction Sale Date: 14/07/2018

Rooms: -

Property Type: House (Res)



92 Bendigo St PRAHRAN 3181 (REI)

**---** 2



Price: \$1,300,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House

**Agent Comments** 

Similar land area - better condition



4 Luxton Rd SOUTH YARRA 3141 (REI)

**-**2

Price: \$1,280,000 Method: Auction Sale Date: 05/05/2018

Rooms: 5

Property Type: House (Res) Land Size: 268 sqm approx

**Agent Comments** 

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