

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

19 Hornby Street, Prahran Vic 3181

Indicative selling price

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

Single price \$2,475,000

Median sale price

Median price \$1,620,000

House

X

Unit

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	76 Sutherland Rd ARMADALE 3143	\$2,500,000	04/08/2018
2	61 Murray St PRAHRAN 3181	\$2,475,000	18/04/2018
3	19 Eastbourne St WINDSOR 3181	\$2,355,000	10/08/2018

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.

19 Hornby Street, Prahran Vic 3181

hockingstuart

Walter Summons

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3 / 4 2 1

Rooms:

Property Type: House

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$2,475,000

Median House Price

Year ending June 2018: \$1,620,000

Comparable Properties



76 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

4 2 1

Price: \$2,500,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 7

Property Type: House (Res)

Land Size: 225 sqm approx



61 Murray St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$2,475,000

Method: Sold Before Auction

Date: 18/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 322 sqm approx



19 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

4 2 1

Price: \$2,355,000

Method: Sold Before Auction

Date: 10/08/2018

Rooms: 10

Property Type: House (Res)