hockingstuart

Andrew James 03 9509 0411 0411 420 788

ajames@hockingstuart.com.au

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

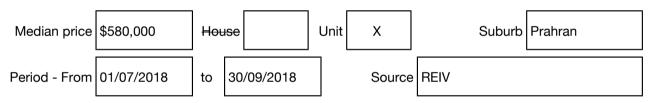
85 1/5 Spring Street, Prahran Vic 3181 Id Ie

Indicative selling price

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

Range between \$7	00,000	&	\$770,000
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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	4/19 Peel St WINDSOR 3181	\$740,000	26/05/2018
2	6/66 Mathoura Rd TOORAK 3142	\$730,000	25/09/2018
3	2/129 Alma Rd ST KILDA EAST 3183	\$710,000	11/10/2018

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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propertydata

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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: Apartment Agent Comments Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2018: \$580,000

Comparable Properties



Price: \$740,000 Method: Auction Sale Date: 26/05/2018 Rooms: 4 Property Type: Apartment

6/66 Mathoura Rd TOORAK 3142 (REI)



Price: \$730,000 Method: Private Sale Date: 25/09/2018 Rooms: -Property Type: Apartment



2/129 Alma Rd ST KILDA EAST 3183 (REI)

1 2 **1** 2

Price: \$710,000 Method: Sold Before Auction Date: 11/10/2018 Rooms: -Property Type: Apartment

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Agent Comments

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