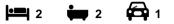
### hockingstuart

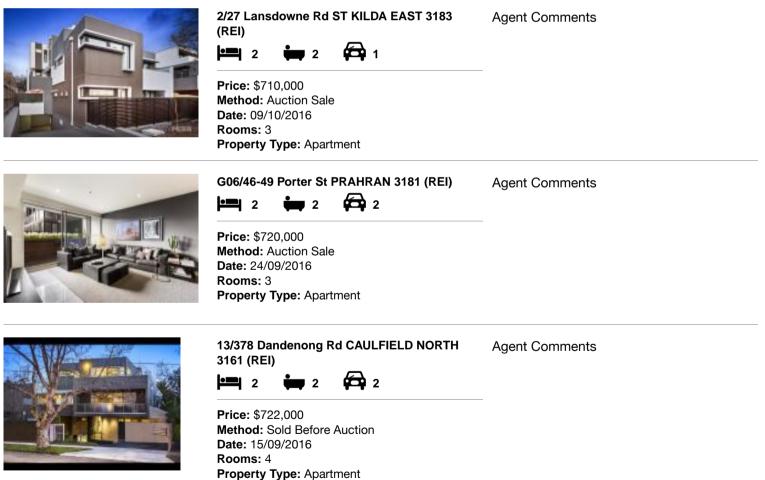




Rooms: Property Type: Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median Unit Price March quarter 2017: \$587,500

## Comparable Properties



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### 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

4/219 Dandenong Road, Prahran Vic 3181

#### Indicative selling price

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

Range betweer	\$700,000			&	\$750,000		
Median sale pr	ice						
Median price	\$587,500		Unit	х	Subu	rb Prahran	
Period - From	01/01/2017	to	31/03/2017		Source	IV	

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/27 Lansdowne Rd ST KILDA EAST 3183	\$710,000	09/10/2016
G06/46-49 Porter St PRAHRAN 3181	\$720,000	24/09/2016
13/378 Dandenong Rd CAULFIELD NORTH 3161	\$722,000	15/09/2016

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