hockingstuart

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> **Indicative Selling Price** \$680,000 - \$720,000 **Median Unit Price** March quarter 2017: \$585,000





Rooms: **Property Type: Agent Comments**

Comparable Properties



18/61 High St PRAHRAN 3181 (REI)

Price: \$685,500 Method: Auction Sale Date: 20/05/2017 Rooms: 4

Property Type: Apartment

Agent Comments



2/6 The Avenue WINDSOR 3181 (REI)



Price: \$690.000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: Apartment

Agent Comments



15/35a Grandview Gr PRAHRAN 3181 (REI)

-- 2





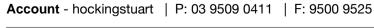


Price: \$705,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



Generated: 04/07/2017 14:50







Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@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 sa	ıe
-------------------------	----

Address Including suburb and postcode	1/52-54 Duke Street, Windsor Vic 3181

Indicative selling price

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

Range between	\$680,000	&	\$720,000

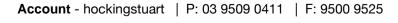
Median sale price

Median price	\$585,000		Unit X	Su	burb	Windsor	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

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
18/61 High St PRAHRAN 3181	\$685,500	20/05/2017
2/6 The Avenue WINDSOR 3181	\$690,000	13/05/2017
15/35a Grandview Gr PRAHRAN 3181	\$705,000	01/04/2017







Generated: 04/07/2017 14:50