

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

Address	201/152 Peel Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$579,000
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#### Median sale price

Median price	\$630,000	Hou	se	Unit	Х	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		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	G03/126 Carlisle St ST KILDA 3182	\$560,000	11/12/2016
2	4/38 Porter St PRAHRAN 3181	\$570,000	20/05/2017
3	5/69 Wellington St ST KILDA 3182	\$585,000	27/11/2016

#### 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.

**Account** - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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> **Indicative Selling Price** \$579,000 **Median Unit Price** June guarter 2017: \$630,000



### Comparable Properties



G03/126 Carlisle St ST KILDA 3182 (REI)

Price: \$560,000 Method: Auction Sale Date: 11/12/2016

Rooms: -

Property Type: Apartment

Agent Comments



4/38 Porter St PRAHRAN 3181 (REI)



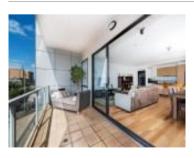


Price: \$570,000 Method: Auction Sale Date: 20/05/2017

Rooms: 3

**Property Type:** Apartment

**Agent Comments** 



5/69 Wellington St ST KILDA 3182 (REI)

**-**2





Price: \$585,000

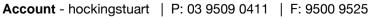
Method: Sold After Auction

Date: 27/11/2016

Rooms: -

Property Type: Apartment

**Agent Comments** 



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