# hockingstuart

#### 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

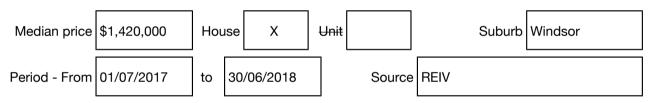
s 56a Hornby Street, Windsor Vic 3181 d le

#### Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,400,000

#### 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	26 Aberdeen Rd PRAHRAN 3181	\$1,405,000	25/08/2018
2	15 Percy St PRAHRAN 3181	\$1,390,000	15/08/2018
3	3/21 Wynnstay Rd PRAHRAN 3181	\$1,310,000	02/06/2018

#### 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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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.

### hockingstuart

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au





Rooms: Property Type: Townhouse (Single) Land Size: 117 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending June 2018: \$1,420,000

### **Comparable Properties**

26 Aberdeen Rd PRAHRAN 3181 (REI) 3 2 2 2 Price: \$1,405,000 Method: Auction Sale Date: 25/08/2018 Rooms: 5 Property Type: House (Res) Land Size: 136 sqm approx	Agent Comments
15 Percy St PRAHRAN 3181 (REI) 2 2 2 2 2 Price: \$1,390,000 Method: Private Sale Date: 15/08/2018 Rooms: 4 Property Type: Townhouse (Res) Land Size: 88 sqm approx	Agent Comments
3/21 Wynnstay Rd PRAHRAN 3181 (REI) 3 2 2 1 Price: \$1,310,000 Method: Auction Sale Date: 02/06/2018 Rooms: 4 Property Type: Townhouse (Res)	Agent Comments

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