

## 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

37 Hornby Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$930,000

#### Median sale price

Median price \$1,564,000 House X Unit Suburb Prahran

Period - From 01/10/2018 to 31/12/2018 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.

	Address of comparable property	Price	Date of sale
1	49 Eastbourne St WINDSOR 3181	\$950,000	14/11/2018
2	29 Johnson St ST KILDA EAST 3183	\$925,000	01/12/2018
3	34 Charles St ST KILDA 3182	\$925,000	08/11/2018

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.



**Rooms:**

**Property Type:** house

**Land Size:** 130 sqm approx

Agent Comments

**Indicative Selling Price**

\$890,000 - \$930,000

**Median House Price**

December quarter 2018: \$1,564,000

## Comparable Properties



**49 Eastbourne St WINDSOR 3181 (VG)**

Agent Comments



**Price:** \$950,000

**Method:** Sale

**Date:** 14/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 156 sqm approx



**29 Johnson St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$925,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 209 sqm approx



**34 Charles St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$925,000

**Method:** Private Sale

**Date:** 08/11/2018

**Rooms:** -

**Property Type:** House