## 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

3/12 Lambert Road, Toorak Vic 3142

#### Indicative selling price

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

& \$1,400,000
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#### Median sale price

Median price	\$3,100,000	Hou	ise X	Unit		Suburb	Toorak
Period - From	01/07/2017	to	30/09/2017		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.

Ado	dress of comparable property	Price	Date of sale
1	2/17 Como Av SOUTH YARRA 3141	\$1,405,000	28/10/2017
2	5/44-46 Chomley St PRAHRAN 3181	\$1,296,000	02/09/2017
3	10e Cromwell Rd SOUTH YARRA 3141	\$1,295,000	29/07/2017

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 9868 5444 | F: 03 9868 5455

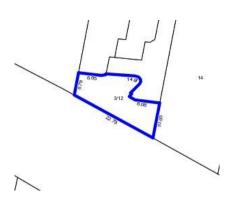
propertydata

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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.



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Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2017: \$3,100,000

### **Comparable Properties**



### 2/17 Como Av SOUTH YARRA 3141 (REI)

Price: \$1,405,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: Townhouse (Res)

#### Agent Comments

This is above the range as this property is in a better location due to close proximity of the train line to Lambert Road.



5/44-46 Chomley St PRAHRAN 3181 (REI)



Price: \$1,296,000 Method: Auction Sale Date: 02/09/2017 Rooms: -Property Type: Townhouse (Res)

#### Agent Comments

more townhouses in the block however it has the same accommodation to Lambert road.



10e Cromwell Rd SOUTH YARRA 3141 (REI/VG)

**1 1 2** 

Price: \$1,295,000 Method: Auction Sale Date: 29/07/2017 Rooms: -Property Type: Townhouse (Res)

#### Agent Comments

smaller in land size however they are similar in style / condition.

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