hockingstuart

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> Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price March quarter 2017: \$1,581,251



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Rooms:

Property Type: House (Res)

Land Size: 131 Agent Comments

Comparable Properties



6 Medley St SOUTH YARRA 3141 (REI)

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Price: \$1,225,000 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: 4

Property Type: House (Res) Land Size: 148 sqm



52 Packington St PRAHRAN 3181 (REI/VG)







Price: \$1,210,000 **Method:** Auction Sale **Date:** 05/11/2016

Rooms: 4

Property Type: House (Res) **Land Size:** 217 sqm



Agent Comments

Agent Comments



12 Murray St PRAHRAN 3181 (REI/VG)

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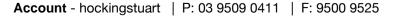


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Price: \$1,201,888 **Method:** Auction Sale **Date:** 22/10/2016

Rooms: 4

Property Type: House (Res) Land Size: 121 sqm **Agent Comments**







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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	11 Pridham Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000

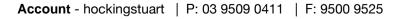
Median sale price

Median price	\$1,581,251	Н	ouse X	Sub	urb
Period - From	01/01/2017	to	31/03/2017	Source F	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
6 Medley St SOUTH YARRA 3141	\$1,225,000	18/03/2017
52 Packington St PRAHRAN 3181	\$1,210,000	05/11/2016
12 Murray St PRAHRAN 3181	\$1,201,888	22/10/2016







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