

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

1/237 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$770,000

&

\$810,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Prahran

Period - From

01/10/2017

to

31/12/2017

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.

	Address of comparable property	Price	Date of sale
1	2/1a Boondara Gr ST KILDA EAST 3183	\$770,000	15/11/2017
2	4/267 Williams Rd SOUTH YARRA 3141	\$785,000	04/11/2017
3	5/754 High St ARMADALE 3143	\$845,000	14/10/2017

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.

1/237 Dandenong Road, Prahran Vic 3181

hockingstuart

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$770,000 - \$810,000

Median Unit Price

December quarter 2017: \$590,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/1a Boondara Gr ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Sold Before Auction

Date: 15/11/2017

Rooms: 3

Property Type: Apartment



4/267 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 04/11/2017

Rooms: 3

Property Type: Apartment



5/754 High St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment