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

404/11 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Range between	\$660,000	&	\$726,000

Median sale price

Median price	\$630,000	Hou	Ise	Unit	Х	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	409/10 Hillingdon PI PRAHRAN 3181	\$735,000	17/06/2017
2	702/666 Chapel St SOUTH YARRA 3141	\$710,000	03/06/2017
3	102/12 Anchor PI PRAHRAN 3181	\$705,000	25/03/2017

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.

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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.

WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$660,000 - \$726,000 Median Unit Price June quarter 2017: \$630,000

Comparable Properties

	409/10 Hillingdon PI PRAHRAN 3181 (REI)	Agent Comments
	Price: \$735,000 Method: Auction Sale	
	Date: 17/06/2017	
	Rooms: 4 Property Type: Apartment	
-1	702/666 Chapel St SOUTH YARRA 3141 (REI/VG)	Agent Comments
Variation and the second second	Price: \$710,000	
Manana and ALL	Method: Private Sale	
Anockingstuart	Date: 03/06/2017 Rooms: 3	
	Property Type: Apartment	
	102/12 Anchor PI PRAHRAN 3181 (VG)	Agent Comments
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	Price: \$705,000	
The Party of the P	Method: Sale	
	Date: 25/03/2017 Rooms: -	
	R001115	

Property Type: Flat/Unit/Apartment (Res)

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