## hockingstuart

**Andrew James** 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

**Indicative Selling Price** \$750,000 - \$825,000 **Median Unit Price** March quarter 2017: \$822,000





Rooms: 4 Property Type: Unit **Agent Comments** 

### Comparable Properties



8/2 Karbarook Av PRAHRAN 3181 (REI)

Price: \$812,000

Date: 19/03/2017 Rooms: 4

Property Type: Apartment

Method: Auction Sale

**Agent Comments** 

**Agent Comments** 



11/43 Rockley Rd SOUTH YARRA 3141 (REI)





Price: \$800.000 Method: Auction Sale Date: 25/03/2017

Rooms: 3

Property Type: Apartment



5/29a Hampden Rd ARMADALE 3143 (REI)

**--** 2





Price: \$770,000

Method: Sold Before Auction

Date: 17/02/2017

Rooms: 4

Property Type: Apartment

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
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Address	6/2 Tintern Avenue, Toorak Vic 3142
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000
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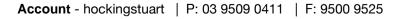
#### Median sale price

Median price	\$822,000		Unit	Х	Sı	ıburb	Toorak
Period - From	01/01/2017	to	31/03	3/2017	Source	REI\	I

#### 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
8/2 Karbarook Av PRAHRAN 3181	\$812,000	19/03/2017
11/43 Rockley Rd SOUTH YARRA 3141	\$800,000	25/03/2017
5/29a Hampden Rd ARMADALE 3143	\$770,000	17/02/2017







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