

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
---------------------------	----	-----	------	-------	--------	------

Address	706/15 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$409,000

Median sale price

Median price	\$590,000	Hou	se	Unit	Х	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.

Add	dress of comparable property	Price	Date of sale
1	309/270 High St WINDSOR 3181	\$400,000	26/06/2017
2	213/15 Clifton St PRAHRAN 3181	\$390,100	13/06/2017
3	422/15 Clifton St PRAHRAN 3181	\$380,000	15/05/2017

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 9509 0411 | F: 9500 9525





Generated: 17/02/2018 12:06

hockingstuart

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

> **Indicative Selling Price** \$409,000 **Median Unit Price**

December quarter 2017: \$590,000





Property Type: Apartment

Agent Comments

What better way to take your first property step than in the iconic Chapel Street precinct enjoying spectacular million dollar CBD views? This brilliant single bedroom apartment offers just such an opportunity with entertainer's terrace, storage cage, basement parking and residents amenities.

Comparable Properties



309/270 High St WINDSOR 3181 (REI)

Price: \$400,000 Method: Private Sale Date: 26/06/2017

Rooms: -

Property Type: Apartment

Agent Comments



213/15 Clifton St PRAHRAN 3181 (VG)



Price: \$390.100 Method: Sale Date: 13/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



422/15 Clifton St PRAHRAN 3181 (REI/VG)



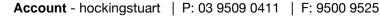


Price: \$380,000 Method: Private Sale Date: 15/05/2017

Rooms: -

Property Type: Apartment

Agent Comments







Generated: 17/02/2018 12:06