hockingstuart

Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

> **Indicative Selling Price** \$920,000 - \$980,000 **Median House Price** March quarter 2017: \$1,581,251





Rooms:

Property Type: House Agent Comments

Comparable Properties



41 Linton St BALACLAVA 3183 (REI/VG)

Price: \$971,000 Method: Auction Sale Date: 18/02/2017

Rooms: 4

Property Type: House (Res) Land Size: 163 sqm

Agent Comments



2b Lambeth PI ST KILDA 3182 (REI)

Price: \$928,000

Method: Sold Before Auction

Date: 31/05/2017 Rooms: 3

Property Type: House (Res)

Agent Comments



5 Octavia St ST KILDA 3182 (REI)

Price: \$920,000 Method: Auction Sale Date: 29/04/2017

Rooms: 3

Property Type: House (Res)

Agent Comments

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





Generated: 14/06/2017 11:50



Jack Richardson 9509 0411 0488 336 929 jrichardson@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 sa	ıe
-------------------------	----

Address	27 Hornby Street, Prahran Vic 3181
Including suburb and postcode	

Indicative selling price

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

Range between	\$920,000	&	\$980,000

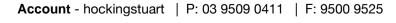
Median sale price

Median price	\$1,581,251	Н	ouse X	Subi	urb Prahran
Period - From	01/01/2017	to	31/03/2017	Source R	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
41 Linton St BALACLAVA 3183	\$971,000	18/02/2017
2b Lambeth PI ST KILDA 3182	\$928,000	31/05/2017
5 Octavia St ST KILDA 3182	\$920,000	29/04/2017







Generated: 14/06/2017 11:50