



2 1 1

Rooms:

Property Type: House

Agent Comments

Comparable Properties



41 Linton St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$971,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 4

Property Type: House (Res)

Land Size: 163 sqm



2b Lambeth Pl ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$928,000

Method: Sold Before Auction

Date: 31/05/2017

Rooms: 3

Property Type: House (Res)



5 Octavia St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$920,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 3

Property Type: House (Res)

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

27 Hornby Street, Prahran Vic 3181

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

House

X

Suburb

Prahran

Period - From

01/01/2017

to

31/03/2017

Source

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