

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 sa |
|-------------------------|
|-------------------------|

| Address              | 19/17 Ellesmere Road, Prahran Vic 3181 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| 379,000 |
|---------|
|         |

#### Median sale price

| Median price  | \$513,750  | Hou | ISE        | Unit | Х      | Suburb | Prahran |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/01/2018 | to  | 31/12/2018 |      | 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.

| Ad | dress of comparable property        | Price     | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1  | 706/15 Clifton St PRAHRAN 3181      | \$386,000 | 02/08/2018   |
| 2  | 212/270 High St WINDSOR 3181        | \$384,000 | 22/11/2018   |
| 3  | 103/82 Hotham St ST KILDA EAST 3183 | \$377,500 | 16/11/2018   |

#### 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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> Indicative Selling Price \$379,000 Median Unit Price

Year ending December 2018: \$513,750





Rooms:

**Property Type:** Apartment Agent Comments

### Comparable Properties



706/15 Clifton St PRAHRAN 3181 (REI/VG)

**=**1

**i** 

**Price:** \$386,000 **Method:** Private Sale **Date:** 02/08/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 



212/270 High St WINDSOR 3181 (REI/VG)

**y** 1



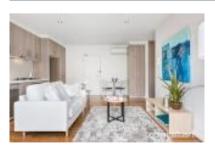


**Price:** \$384,000 **Method:** Private Sale **Date:** 22/11/2018

Rooms: -

Property Type: Apartment Land Size: 1859 sqm approx

**Agent Comments** 



103/82 Hotham St ST KILDA EAST 3183

(REI/VG)

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**Price:** \$377,500 **Method:** Private Sale **Date:** 16/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

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