

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@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 s	sale
Address Including suburb and postcode	4/32 The Avenue, Prahran Vic 3181
Indicative selling price	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

&

Median sale price

Range between \$480,000

Median price	\$518,500	Hou	se	Unit	Х	Suburb	Prahran
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

\$510,000

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	4/45 Spring St PRAHRAN 3181	\$521,999	19/10/2018
2	7/11 Lewisham Rd WINDSOR 3181	\$520,000	27/10/2018
3	10/123 Chomley St PRAHRAN 3181	\$510,000	19/09/2018

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 \$480,000 - \$510,000 **Median Unit Price** December quarter 2018: \$518,500



Property Type: Agent Comments

Comparable Properties



4/45 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments elevated but no balcony.

Price: \$521,999

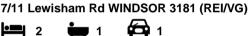
Method: Sold Before Auction

Date: 19/10/2018 Rooms: -

Property Type: Apartment







Agent Comments



Property Type: Apartment



10/123 Chomley St PRAHRAN 3181 (REI/VG)

— 2





Agent Comments

elevated but no balcony. very well presented

Price: \$510.000 Method: Private Sale Date: 19/09/2018 Rooms: -

Property Type: Apartment

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