

James Annett 9509 0411 0422 930 845 jannett@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Including suburl	dress 3/2a Evelin o and tcode	a Road, Toorak Vic	3142	
Indicative sellin	•			
For the meaning of	f this price see co	nsumer.vic.gov.au/เ	underquoting	
Range between	\$450,000	&	\$495,000	

Median sale price

Median price	\$685,000	Hou	se	Unit	Х	Suburb	Toorak
Period - From	01/01/2019	to	31/03/2019		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	2/6 Lansdowne Rd ST KILDA EAST 3183	\$504,000	23/02/2019
2	1/2 King St PRAHRAN 3181	\$475,000	05/03/2019
3	3/34 Clarke St PRAHRAN 3181	\$459,000	13/04/2019

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 \$450,000 - \$495,000 **Median Unit Price** March quarter 2019: \$685,000









Property Type: Apartment Agent Comments

Comparable Properties



2/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)







Price: \$504,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment

Agent Comments



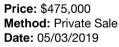
1/2 King St PRAHRAN 3181 (REI/VG)







Agent Comments



Rooms: 2

Property Type: Apartment Land Size: 1079 sqm approx



3/34 Clarke St PRAHRAN 3181 (REI)







Price: \$459,000 Method: Auction Sale Date: 13/04/2019

Rooms: -

Property Type: Apartment





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