

## 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

26 Kelvin Grove, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,950,000

#### Median sale price

Median price \$1,572,000 House  Unit  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.

	Address of comparable property	Price	Date of sale
1	9 May Rd TOORAK 3142	\$1,960,000	13/10/2018
2	8 Cunningham St SOUTH YARRA 3141	\$1,900,000	23/03/2019
3	13 Chomley St PRAHRAN 3181	\$1,800,000	10/10/2018

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.

Andrew James

03 9509 0411

0411 420 788

ajames@hockingstuart.com.au



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**Rooms:**

**Property Type:** House

**Land Size:** 292 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median House Price**

Year ending December 2018: \$1,572,000

## Comparable Properties



**9 May Rd TOORAK 3142 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**8 Cunningham St SOUTH YARRA 3141 (REI)**

Agent Comments

3   1   2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 23/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 290 sqm approx



**13 Chomley St PRAHRAN 3181 (VG)**

Agent Comments

3   -   -

**Price:** \$1,800,000

**Method:** Sale

**Date:** 10/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 212 sqm approx