

Walter Summons 03 9509 0411 0438 576 233 wsummons@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	3/261 Dandenong Road, Prahran Vic 3181
Indicative selling prid	ce

For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between	\$820,000	&	\$880,000	

#### Median sale price

Median price	\$575,000	Hou	ıse	Unit	х	Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019		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	7/648 High St PRAHRAN 3181	\$992,000	29/06/2019
2	3/33 Wanda Rd CAULFIELD NORTH 3161	\$893,000	07/04/2019
3	2/301 Dandenong Rd PRAHRAN 3181	\$810,000	30/01/2019

#### 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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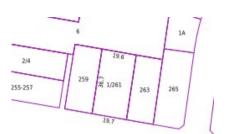


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> **Indicative Selling Price** \$820,000 - \$880,000 **Median Unit Price** June quarter 2019: \$575,000





Rooms:

Property Type: Strata Unit/Flat Land Size: 118 sqm approx

**Agent Comments** 

## Comparable Properties

7/648 High St PRAHRAN 3181 (REI)

**=**3





Price: \$992,000 Method: Auction Sale Date: 29/06/2019

Rooms: -

Property Type: Apartment

Agent Comments



3/33 Wanda Rd CAULFIELD NORTH 3161 (REI) Agent Comments







Price: \$893.000 Method: Auction Sale Date: 07/04/2019

Rooms: 5

Property Type: Apartment



2/301 Dandenong Rd PRAHRAN 3181 (REI/VG) Agent Comments

**-**3





Price: \$810,000 Method: Private Sale Date: 30/01/2019

Rooms: 4

Property Type: Apartment Land Size: 1207 sqm approx

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