

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	y offered	for sale
-----------------	-----------	----------

Address Including suburb and postcode	2b Stawell Street, Prahran Vic 3181

Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000
nalige between	\$1,200,000	α	\$1,230,000

Median sale price

Median price	\$1,330,000	Hou	ise X	Unit		Suburb	Prahran
Period - From	01/04/2018	to	30/06/2018		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	13 Sebastopol St ST KILDA EAST 3183	\$1,180,000	08/05/2018
2	20 Bidey St PRAHRAN 3181	\$1,307,500	24/04/2018
3	3/21 Wynnstay Rd PRAHRAN 3181	\$1,310,000	02/06/2018

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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





Generated: 06/08/2018 16:33

hockingstuart

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price June quarter 2018: \$1,330,000



Agent Comments



Comparable Properties



13 Sebastopol St ST KILDA EAST 3183 (REI)

└─|3 **└─**2 **Æ**

Price: \$1,180,000 **Method:** Private Sale **Date:** 08/05/2018

Rooms: -

Property Type: House (Res)



20 Bidey St PRAHRAN 3181 (REI)

4 3 **4** 1

Price: \$1,307,500 **Method:** Private Sale **Date:** 24/04/2018

Rooms: 4

Property Type: House (Res) Land Size: 130 sqm approx

3/21 Wynnstay Rd PRAHRAN 3181 (REI)

💾 3 늘 2 🛱

Price: \$1,310,000 **Method:** Auction Sale **Date:** 02/06/2018

Rooms: 4

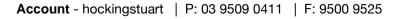
Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments









Generated: 06/08/2018 16:33