

Andrew James 03 9509 0411 0411 420 788 ajames@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 sale

Address	9 Chomley Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,450,000

#### Median sale price

Median price	\$1,498,000	Hou	ıse X	Unit		Suburb	Prahran
Period - From	01/04/2018	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.

Ad	dress of comparable property	Price	Date of sale
1	46 Packington St PRAHRAN 3181	\$1,540,000	30/03/2019
2	27 Chomley St PRAHRAN 3181	\$1,468,000	18/02/2019
3	7 Union St ARMADALE 3143	\$1,465,000	13/10/2018

#### 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.

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





Generated: 25/05/2019 15:45

## hockingstuart

**Andrew James** 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

**Indicative Selling Price** \$1,450,000 **Median House Price** 

Year ending March 2019: \$1,498,000





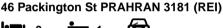
Property Type: House Land Size: 256 sqm approx

**Agent Comments** 



### Comparable Properties







Price: \$1,540,000 Method: Auction Sale Date: 30/03/2019 Rooms: 4

Property Type: House (Res)

Land Size: 219 sqm approx

Agent Comments



#### 27 Chomley St PRAHRAN 3181 (REI/VG)







Price: \$1,468,000

Method: Sold Before Auction

Date: 18/02/2019

Rooms: 4

Property Type: House (Res) Land Size: 210 sqm approx

**Agent Comments** 









Price: \$1,465,000 Method: Auction Sale **Date:** 13/10/2018

Rooms: -

Property Type: House (Res) Land Size: 347 sqm approx

Agent Comments



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





Generated: 25/05/2019 15:45