hockingstuart

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 Including suburb and postcode

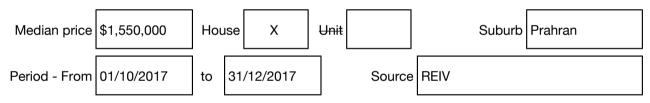
5 54 High Street, Prahran Vic 3181 5 6

Indicative selling price

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

Single price \$1,249,000

Median sale price



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	2/17 Como Av SOUTH YARRA 3141	\$1,405,000	28/10/2017
2	5/44-46 Chomley St PRAHRAN 3181	\$1,296,000	02/09/2017
3	55 Havelock St ST KILDA 3182	\$1,275,000	19/10/2017

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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propertydata

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54 High Street, Prahran Vic 3181

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Rooms: Property Type: Townhouse Agent Comments Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$1,249,000 Median House Price December quarter 2017: \$1,550,000

Comparable Properties



2/17 Como Av SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,405,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: Townhouse (Res)



5/44-46 Chomley St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$1,296,000 Method: Auction Sale Date: 02/09/2017 Rooms: -Property Type: Townhouse (Res)



55 Havelock St ST KILDA 3182 (REI) 1 3 🗰 2 🋱 1

Agent Comments

Price: \$1,275,000 Method: Private Sale Date: 19/10/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 125 sqm approx

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