hockingstuart





Rooms:

Property Type: Unit

Land Size:

Agent Comments

Indicative Selling Price \$395,000 - \$420,000 **Median Unit Price** March quarter 2017: \$587,500

Comparable Properties



2/7a Motherwell St SOUTH YARRA 3141 (REI)

Price: \$400,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: Apartment

Land Size:



14/39 Hotham St ST KILDA EAST 3183 (REI)



Price: \$405,000 Method: Auction Sale Date: 03/12/2016

Rooms: 3

Property Type: Apartment

Land Size:



5/297 Dandenong Rd PRAHRAN 3181 (REI)



(2) 1

Price: \$410,000 Method: Private Sale Date: 16/03/2017

Rooms: 2

Property Type: Apartment

Land Size:



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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	10/43 Grandview Grove, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$395,000	&	\$420,000

Median sale price

Median price	\$587,500		Unit X	Su	burb	Prahran
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/7a Motherwell St SOUTH YARRA 3141	\$400,000	25/02/2017
14/39 Hotham St ST KILDA EAST 3183	\$405,000	03/12/2016
5/297 Dandenong Rd PRAHRAN 3181	\$410,000	16/03/2017





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