

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

Address	36 Airlie Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,910,000	&	\$2,100,000
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Median sale price

Median price	\$1,520,000	Hou	use X	Unit		Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		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	15 Bowen St PRAHRAN 3181	\$1,975,000	24/03/2017
2	31a Sutherland Rd ARMADALE 3143	\$1,980,000	31/05/2017
3	65 Barkly Av ARMADALE 3143	\$2,050,000	04/03/2017

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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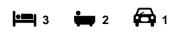
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Indicative Selling Price \$1,910,000 - \$2,100,000 **Median House Price** June guarter 2017: \$1,520,000





Rooms:

Property Type: House

Land Size: 297.537 sqm approx

Agent Comments

Comparable Properties



15 Bowen St PRAHRAN 3181 (REI)

Price: \$1,975,000

Method: Sold Before Auction

Date: 24/03/2017

Rooms: -

Property Type: House (Res)

Agent Comments



31a Sutherland Rd ARMADALE 3143 (REI)





Price: \$1,980,000 Method: Private Sale Date: 31/05/2017

Rooms: -

Property Type: House (Res) Land Size: 348 sqm approx

Agent Comments



65 Barkly Av ARMADALE 3143 (REI)





Price: \$2,050,000 Method: Auction Sale Date: 04/03/2017

Rooms: 4

Property Type: House (Res) Land Size: 217 sqm approx Agent Comments

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