

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Including subu	ddress 3/22 Tri irb and stcode	inian Street, Prahran	Vic 3181				
Indicative selli	ng price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$400,000	&	\$440,000				
Median sale price							
Median price	\$498,000	House	Unit X	Suburb			
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.

Add	dress of comparable property	Price	Date of sale
1	1/254 Dandenong Rd ST KILDA EAST 3183	\$437,500	15/09/2018
2	2/51 Kooyong Rd ARMADALE 3143	\$436,000	01/08/2018
3	1/83 Mathoura Rd TOORAK 3142	\$420,500	04/09/2018

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.

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> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** June quarter 2018: \$498,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



1/254 Dandenong Rd ST KILDA EAST 3183

(REI)

Price: \$437,500 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Apartment



2/51 Kooyong Rd ARMADALE 3143 (REI)

Price: \$436,000 Method: Auction Sale Date: 01/08/2018

Rooms: -

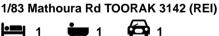
Property Type: Apartment

Agent Comments









Price: \$420,500

Method: Sold After Auction

Date: 04/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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