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

1/235 Dandenong Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/307 Inkerman St ST KILDA EAST 3183	\$845,000	14/09/2019
2	5/2 Nelson St BALACLAVA 3183	\$775,000	25/09/2019
3	4/304 Dandenong Rd ST KILDA EAST 3183	\$770,000	26/10/2019

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.

This Statement of Information was prepared on:

06/11/2019 08:42



hockingstuart





Property Type: Apartment **Land Size:** 103 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> Indicative Selling Price \$750,000 - \$800,000 Median Unit Price September quarter 2019: \$605,000

Comparable Properties



4/307 Inkerman St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$845,000 Method: Auction Sale Date: 14/09/2019 Property Type: Townhouse (Single)



5/2 Nelson St BALACLAVA 3183 (REI)



Price: \$775,000 Method: Private Sale Date: 25/09/2019 Property Type: Townhouse (Single)



4/304 Dandenong Rd ST KILDA EAST 3183 (REI)



Agent Comments

Agent Comments

Price: \$770,000 Method: Auction Sale Date: 26/10/2019 Rooms: 4 Property Type: Apartment

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



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.