

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	33 Peel Street, Prahran Vic 3181
---	----------------------------------

Indicative selling price

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

Single price	\$1,209,000
--------------	-------------

Median sale price

Median price	\$1,520,000	House	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.

	Address of comparable property	Price	Date of sale
1	50 Moore St SOUTH YARRA 3141	\$1,239,000	25/03/2017
2	14 Moore St SOUTH YARRA 3141	\$1,214,000	08/04/2017
3	38 Earl St WINDSOR 3181	\$1,155,000	25/02/2017

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.

Andrew James
03 9509 0411
0411 420 788
ajames@hockingstuart.com.au



2 - -

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,209,000

Median House Price
June quarter 2017: \$1,520,000

Comparable Properties



50 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,239,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: House (Res)



14 Moore St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,214,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: House (Res)
Land Size: 160 sqm approx



38 Earl St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,155,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 100 sqm approx