### 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

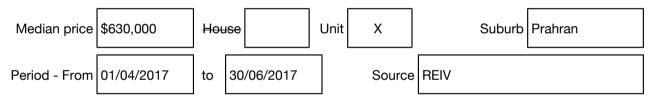
9/2 Jessamine Avenue, Prahran Vic 3181

#### Indicative selling price

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

Single price \$489,000

#### Median sale price



#### 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	7/45 Dalgety St ST KILDA 3182	\$500,000	22/04/2017
2	20/67 High St PRAHRAN 3181	\$492,000	04/03/2017
3	3/5 Stonehaven Ct TOORAK 3142	\$486,000	03/06/2017

#### 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.

#### 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.

# hockingstuart

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





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$489,000 Median Unit Price June quarter 2017: \$630,000

## **Comparable Properties**



Price: \$500,000 Method: Auction Sale Date: 22/04/2017

Property Type: Apartment

Rooms: 2

7/45 Dalgety St ST KILDA 3182 (REI)



20/67 High St PRAHRAN 3181 (REI)



Price: \$492,000 Method: Auction Sale Date: 04/03/2017 Rooms: 2 Property Type: Apartment



3/5 Stonehaven Ct TOORAK 3142 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$486,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4 Property Type: Apartment

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