## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7/45 Williams Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$800,000			
Median sale pi	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	9/70 Denbigh Rd ARMADALE 3143	\$810,000	19/08/2019
2	1/20 Carlisle Av BALACLAVA 3183	\$780,000	07/09/2019
3	2/374 Dandenong Rd CAULFIELD NORTH 3161	\$755,000	06/09/2019

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:

07/10/2019 19:09



7/45 Williams Road, Prahran Vic 3181

# hockingstuart

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



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price June quarter 2019: \$575,000

## **Comparable Properties**





9/70 Denbigh Rd ARMADALE 3143 (REI)

Price: \$810,000 Method: Private Sale Date: 19/08/2019 Rooms: 4 Property Type: Apartment

#### 1/20 Carlisle Av BALACLAVA 3183 (REI)



Price: \$780,000 Method: Auction Sale Date: 07/09/2019 Property Type: Apartment



2/374 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments (REI)



Price: \$755,000 Method: Sold Before Auction Date: 06/09/2019 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.

Agent Comments

Agent Comments