# hockingstuart

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> **Indicative Selling Price** \$820,000 - \$870,000 **Median Unit Price** March quarter 2017: \$587,500





Rooms:

Property Type: Apartment Land Size: 2155.112 sqm **Agent Comments** 

## Comparable Properties



2/360 Carlisle St BALACLAVA 3183 (REI)

Price: \$820,000 Method: Auction Sale Date: 19/11/2016

Rooms: 3

Property Type: Apartment



2/23-25 Ashleigh Rd ARMADALE 3143 (REI)



Price: \$836.000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: Apartment



**Agent Comments** 



3/217 Dandenong Rd WINDSOR 3181 (REI)

**--** 2

Rooms: 5







Price: \$854,000

Method: Sold Before Auction

Date: 19/04/2017

Property Type: Apartment

Agent Comments

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#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

Property offered for sa	ıe
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$820,000	&	\$870,000
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#### Median sale price

Median price	\$587,500		Unit X	Su	burb	Prahran	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/360 Carlisle St BALACLAVA 3183	\$820,000	19/11/2016
2/23-25 Ashleigh Rd ARMADALE 3143	\$836,000	01/04/2017
3/217 Dandenong Rd WINDSOR 3181	\$854,000	19/04/2017







