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	18/672 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price $420,000

Median sale price

Median price $638,000 Property Type Unit Suburb Prahran

Period - From 01/07/2021 to 30/09/2021 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	9/32 Aberdeen Rd PRAHRAN 3181	$440,000	01/12/2021
2	9/26 Wynnstay Rd PRAHRAN 3181	$435,000	06/10/2021
3	2/26 Grandview Gr PRAHRAN 3181	$425,000	09/07/2021

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: 13/12/2021 13:15

18/672 Malvern Road, Prahran Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
September quarter 2021: $638,000

Comparable Properties



9/32 Aberdeen Rd PRAHRAN 3181 (REI)

1 1 1

Price: $440,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: Apartment

Agent Comments



9/26 Wynnstay Rd PRAHRAN 3181 (REI/VG)

1 1 1

Price: $435,000
Method: Sold Before Auction
Date: 06/10/2021
Rooms: 2
Property Type: Apartment

Agent Comments



2/26 Grandview Gr PRAHRAN 3181 (REI/VG)

1 1 -

Price: $425,000
Method: Private Sale
Date: 09/07/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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