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	696 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,735,000 Property Type House Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 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	7 Ivy St PRAHRAN 3181	$1,600,000	14/12/2022
2	819 High St ARMADALE 3143	$1,333,200	18/12/2022
3			

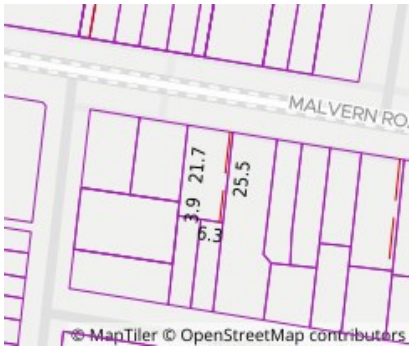
OR

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: 17/04/2023 14:52

696 Malvern Road, Prahran Vic 3181

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3 | 1 | 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending March 2023: $1,735,000

Comparable Properties



7 Ivy St PRAHRAN 3181 (REI/VG)

4 | 2 | -

Price: $1,600,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 299 sqm approx

Agent Comments

Similar land size, 2 storey building not on main road



819 High St ARMADALE 3143 (REI)

2 | 1 | 1

Price: $1,333,200
Method: Private Sale
Date: 18/12/2022
Property Type: House

Agent Comments

Main road, smaller land size of 224 sq.m.

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.

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