

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

65A Alfred Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$570,000 Property Type Unit 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	1/636 Malvern Rd PRAHRAN 3181	\$1,200,000	11/04/2023
2	68 York St PRAHRAN 3181	\$1,290,000	03/04/2023
3	18 York St PRAHRAN 3181	\$1,300,000	17/12/2022

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:

15/06/2023 16:31



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/636 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 11/04/2023

Property Type: Apartment



68 York St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 03/04/2023

Property Type: House (Res)

Land Size: 152 sqm approx



18 York St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House

Land Size: 137 sqm approx