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	65A Alfred Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$570,000	Propert	ty Type Unit	t	Suburb	Prahran
Period - From 01/04/2022	to 31/0	03/2023	Sourc	e 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





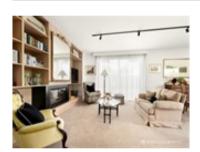
James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median Unit Price** Year ending March 2023: \$570,000



Property Type: Townhouse (Res) **Agent Comments**

Comparable Properties



1/636 Malvern Rd PRAHRAN 3181 (REI)

└── 2

Price: \$1,200,000 Method: Private Sale Date: 11/04/2023

Property Type: Apartment

Agent Comments



68 York St PRAHRAN 3181 (REI/VG)

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Price: \$1,290,000 Method: Private Sale Date: 03/04/2023

Property Type: House (Res) Land Size: 152 sqm approx

Agent Comments



18 York St PRAHRAN 3181 (REI/VG)

Price: \$1,300,000 Method: Auction Sale Date: 17/12/2022 Property Type: House Land Size: 137 sqm approx Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



