## 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

201/636 Malvern Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$2,350,000		&		\$2,585,000			
Median sale p	rice							
Median price	\$521,999	Pro	operty Type	Unit			Suburb	Prahran
Period - From	16/10/2018	to	15/10/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	402/8 Murphy St SOUTH YARRA 3141	\$2,500,000	01/05/2019
2	3/50 Washington St TOORAK 3142	\$2,450,000	11/12/2018
3	11/245 Kooyong Rd TOORAK 3142	\$2,225,000	13/08/2019

OR

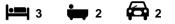
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/10/2019 10:19







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$2,350,000 - \$2,585,000 Median Unit Price 16/10/2018 - 15/10/2019: \$521,999

# **Comparable Properties**



402/8 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$2,500,000 Method: Private Sale Date: 01/05/2019 Rooms: 7 Property Type: Apartment



3/50 Washington St TOORAK 3142 (REI/VG) Ag

Agent Comments



Price: \$2,450,000 Method: Private Sale Date: 11/12/2018 Property Type: Apartment



11/245 Kooyong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$2,225,000 Method: Expression of Interest Date: 13/08/2019 Rooms: 6 Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.