

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000

&

\$2,585,000

### Median sale price

Median price \$521,999

Property Type Unit

Suburb Prahran

Period - From 16/10/2018

to

15/10/2019

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	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

201/636 Malvern Road, Prahran Vic 3181



3 2 2

**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

3 3 2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** 7

**Property Type:** Apartment



**3/50 Washington St TOORAK 3142 (REI/VG)** Agent Comments

3 2 2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 11/12/2018

**Property Type:** Apartment



**11/245 Kooyong Rd TOORAK 3142 (REI)** Agent Comments

3 3 2

**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.