

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

3/6 Karbarook Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$630,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2021

to 30/06/2021

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	7/38 Wynnstay Rd PRAHRAN 3181	\$615,000	03/07/2021
2	18/12a ABeckett St PRAHRAN 3181	\$640,000	28/07/2021
3	5/50 Sutherland Rd ARMADALE 3143	\$640,000	22/07/2021

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:

23/09/2021 17:33

Andrew James

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Indicative Selling Price

\$580,000 - \$635,000

Median Unit Price

June quarter 2021: \$630,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/38 Wynnstay Rd PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$615,000

Method: Sale

Date: 03/07/2021

Property Type: Strata Unit/Flat



18/12a ABeckett St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 28/07/2021

Property Type: Unit



5/50 Sutherland Rd ARMADALE 3143 (REI/VG) **Agent Comments**

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 22/07/2021

Property Type: Apartment

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