Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| | 15/20 Wynnstay Road, Prahran Vic 3181 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$550,000 | & | \$595,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$526,500 | Pro | perty Type Ur | iit | | Suburb | Prahran |
|---------------|------------|-----|---------------|-----|-------|--------|---------|
| Period - From | 01/07/2022 | to | 30/06/2023 | So | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 16/20 Wynnstay Rd PRAHRAN 3181 | \$605,000 | 27/07/2023 |
| 2 | 7/15 Wrexham Rd WINDSOR 3181 | \$600,000 | 09/03/2023 |
| 3 | 10/144 Alma Rd ST KILDA EAST 3183 | \$573,500 | 26/05/2023 |

OR

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

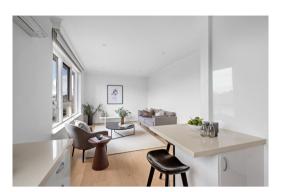
| This Statement of Information was prepared on: | 25/08/2023 15:27 |
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> **Indicative Selling Price** \$550,000 - \$595,000 **Median Unit Price** Year ending June 2023: \$526,500



Property Type: Apartment **Agent Comments**

Comparable Properties



16/20 Wynnstay Rd PRAHRAN 3181 (REI)





Price: \$605,000 Method: Private Sale Date: 27/07/2023

Property Type: Apartment

Agent Comments



7/15 Wrexham Rd WINDSOR 3181 (REI/VG)

-2





Price: \$600,000

Method: Sold Before Auction

Date: 09/03/2023

Property Type: Apartment

Agent Comments



10/144 Alma Rd ST KILDA EAST 3183 (REI/VG) Agent Comments





Price: \$573.500

Method: Sold Before Auction

Date: 26/05/2023

Property Type: Apartment

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



