

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

2/328 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$830,000

&

\$900,000

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	2/1b Lewisham Rd PRAHRAN 3181	\$890,000	13/05/2021
2	11/63 Darling St SOUTH YARRA 3141	\$875,000	05/05/2021
3	2/29 Lang St SOUTH YARRA 3141	\$960,000	27/02/2021

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:

27/07/2021 10:08

Walter Summons

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Indicative Selling Price

\$830,000 - \$900,000

Median Unit Price

June quarter 2021: \$630,500



2 2 0

Property Type: Apartment

Agent Comments

One of only 2 units, with study room

Comparable Properties



2/1b Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$890,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Apartment



11/63 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$875,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment



2/29 Lang St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$960,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment