

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

8/26 WYNNSTAY ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 15/7 SUTHERLAND ROAD ARMADALE VIC 3143 | \$406,000 | 08-Oct-24 |
| 9/43 GRANDVIEW GROVE PRAHRAN VIC 3181 | \$400,000 | 09-Sep-24 |
| 4/28 MATHOURA ROAD TOORAK VIC 3142 | \$391,000 | 19-Oct-24 |

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 6 months.~~

This Statement of Information was prepared on: 16 January 2025



**15/7 SUTHERLAND ROAD
ARMADALE VIC 3143**

 1  1  1

Sold Price **\$406,000** Sold Date **08-Oct-24**

Distance **0.93km**



**9/43 GRANDVIEW GROVE
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$400,000** Sold Date **09-Sep-24**

Distance **0.4km**



**4/28 MATHOURA ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price ^{RS} **\$391,000** Sold Date **19-Oct-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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