

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

7 St Malo Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Prahran

Period - From 01/04/2022

to 30/06/2022

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 | 3c Cromwell Rd SOUTH YARRA 3141 | \$1,755,000 | 15/08/2022 |
| 2 | 1a Stewart St WINDSOR 3181 | \$1,500,000 | 17/05/2022 |
| 3 | 1/518 Toorak Rd TOORAK 3142 | \$1,500,000 | 11/08/2022 |

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:

31/08/2022 07:15

7 St Malo Street, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2022: \$1,950,000



2 2 1

Property Type: House

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



3c Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,755,000

Method: Sold Before Auction

Date: 15/08/2022

Property Type: House (Res)



1a Stewart St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,500,000

Method: Private Sale

Date: 17/05/2022

Property Type: House

Land Size: 180 sqm approx



1/518 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,500,000

Method: Private Sale

Date: 11/08/2022

Property Type: Townhouse (Single)

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



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