

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

9/670 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2018

to

30/09/2019

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	2/2 May Gr SOUTH YARRA 3141	\$392,500	22/06/2019
2	17/47 Kooyong Rd ARMADALE 3143	\$375,000	19/08/2019
3	10/23 The Avenue WINDSOR 3181	\$370,500	30/11/2019

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:

03/12/2019 11:34



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$379,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties



2/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$392,500

Method: Private Sale

Date: 22/06/2019

Property Type: Unit



17/47 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$375,000

Method: Sale by Tender

Date: 19/08/2019

Rooms: 2

Property Type: Apartment



10/23 The Avenue WINDSOR 3181 (REI)

Agent Comments

 1  1  1

Price: \$370,500

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment