### Statement of Information

# Single residential property located in the Melbourne metropolitan area

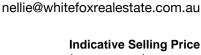
#### Section 47AF of the Estate Agents Act 1980

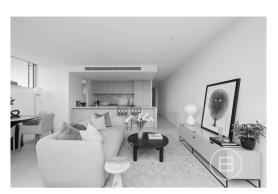
Property offered for	sale								
Address Including suburb and postcode 101/442-446 Malvern Road, Prahran Vic 3181						1			
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,28	&		\$1,385,000						
Median sale price									
Median price \$522,50	00 Pr	operty Type	Unit			Suburb	Prahran		
Period - From 01/10/2	2023 to	30/09/2024	-	Sc	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						Р	rice	Date of sale	÷
1									
2									
3									
OR									
B* The estate ager properties were									!
This Statement of Information was prepared on:						on:	15/10/2024 17:21		



#### WHITEFOX

Nellie Jenkins 0434 065 765 nellie@whitefoxrealestate.com.au







**Agent Comments** 

Indicative Selling Price \$1,285,000 - \$1,385,000 Median Unit Price Year ending September 2024: \$522,500

## Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



