

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/328 Malvern Road, Prahran VIC 3181

Indicative selling price

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

Single price \$ or range between \$730,000 & \$800,000

Median sale price

Median price \$626,000 Property type Unit Suburb Prahran

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
204/11 Hillingdon Place, Prahran VIC 3181	\$858,500	25/06/2022
2/20 Cunningham Street, South Yarra VIC 3141	\$855,000	02/07/2022
11/68 Argo Street, South Yarra VIC 3141	\$850,000	02/04/2022

This Statement of Information was prepared on: 22/07/2022