Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/17 Kelvin Grove, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$750,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/2 Egerton Rd ARMADALE 3143	\$747,000	28/05/2021
2	1/70a Alexandra St ST KILDA EAST 3183	\$735,000	01/05/2021
3	10/637 Orrong Rd TOORAK 3142	\$732,000	20/03/2021

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:

22/06/2021 15:57









Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$730,000 - \$750,000 Median Unit Price March quarter 2021: \$610,000

Comparable Properties



4/2 Egerton Rd ARMADALE 3143 (REI)

D 1



Price: \$747,000 Method: Sold Before Auction Date: 28/05/2021 Property Type: Apartment Agent Comments

Agent Comments



1/70a Alexandra St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$735,000 Method: Auction Sale Date: 01/05/2021 Property Type: Apartment



10/637 Orrong Rd TOORAK 3142 (REI/VG)



Price: \$732,000 Method: Auction Sale Date: 20/03/2021 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.