

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

4/17 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$730,000

&

\$750,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2021

to 31/03/2021

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	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

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



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



4/2 Egerton Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$747,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Apartment



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

2 1 2

Price: \$735,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$732,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment