

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

8/28 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Prahran

Period - From 19/01/2022 to 18/01/2023 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	3/131 Alma Rd ST KILDA EAST 3183	\$372,000	11/10/2022
2	4/42 Wattletree Rd ARMADALE 3143	\$355,000	05/10/2022
3	5/7 Sutherland Rd ARMADALE 3143	\$335,000	27/07/2022

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: 19/01/2023 16:30

8/28 Wynnstay Road, Prahran Vic 3181



Charmayne Dulley
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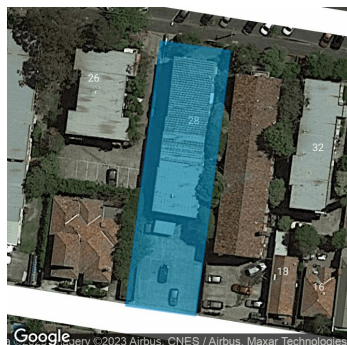
charmayne.dulley@belleproperty.com

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

19/01/2022 - 18/01/2023: \$580,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/131 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

1 1 1

Price: \$372,000

Method: Private Sale

Date: 11/10/2022

Property Type: Apartment



4/42 Wattletree Rd ARMADALE 3143 (REI/VG) **Agent Comments**

1 1 1

Price: \$355,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment



5/7 Sutherland Rd ARMADALE 3143 (REI/VG) **Agent Comments**

1 1 1

Price: \$335,000

Method: Private Sale

Date: 27/07/2022

Property Type: Apartment

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



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