#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered t	for sale
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Address	26/20 Wynnstay Road, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$585,000

#### Median sale price

Median price	\$522,500	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2023	to	30/09/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024
2	2/1-3 Graylings Av ST KILDA EAST 3183	\$585,000	07/12/2024
3	5/3 Rae Ct PRAHRAN 3181	\$586,000	23/11/2024

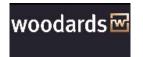
#### OR

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:	06/01/2025 10:16



Date of sale







Rooms: 4

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$585,000 Median Unit Price Year ending September 2024: \$522,500

## Comparable Properties



9/354 Toorak Rd SOUTH YARRA 3141 (REI)

-

2

1

**a** 

Price: \$580,000 Method: Auction Sale Date: 07/12/2024

Property Type: Apartment

Agent Comments



2/1-3 Graylings Av ST KILDA EAST 3183 (REI)

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2



1



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**Agent Comments** 





5/3 Rae Ct PRAHRAN 3181 (REI)

2



1



Price: \$586,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



