

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

3/32 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/12/2021

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	4/74 Denbigh Rd ARMADALE 3143	\$355,000	03/12/2021
2	303/233 Dandenong Rd WINDSOR 3181	\$355,000	15/12/2021
3	5/9 The Avenue WINDSOR 3181	\$376,500	08/11/2021

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:

24/03/2022 14:28

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$359,000

Median Unit Price

Year ending December 2021: \$630,000



Property Type: Apartment

Agent Comments

Comparable Properties



4/74 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment



303/233 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment



5/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$376,500

Method: Private Sale

Date: 08/11/2021

Property Type: Apartment

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