

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

10/26 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Range between \$360,000 & \$385,000

Median sale price

Median price \$604,000 Property Type Unit Suburb Prahran

Period - From 22/11/2020 to 21/11/2021 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	5/9 The Avenue WINDSOR 3181	\$376,500	08/11/2021
2	9/28 Lewisham Rd WINDSOR 3181	\$370,000	06/06/2021
3	1/34 Mathoura Rd TOORAK 3142	\$350,000	01/09/2021

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:

22/11/2021 17:06



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$385,000

Median Unit Price

22/11/2020 - 21/11/2021: \$604,000

Comparable Properties



5/9 The Avenue WINDSOR 3181 (REI)

Agent Comments

 1
  1
  -

Price: \$376,500

Method: Private Sale

Date: 08/11/2021

Property Type: Apartment



9/28 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments

 1
  1
  1

Price: \$370,000

Method: Private Sale

Date: 06/06/2021

Property Type: Apartment



1/34 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

 1
  1
  1

Price: \$350,000

Method: Private Sale

Date: 01/09/2021

Property Type: Apartment

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