

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 16/670-674 Malvern 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 \$633,000 Property type Apartment Suburb Prahran

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

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
4/621 Toorak Road, Toorak VIC 3142	\$385,000	16/12/2020
12/38 Wattletree Road, Armadale VIC 3143	\$358,000	04/12/2020
36/61 Kooyong Road, Armadale VIC 3143	\$362,000	21/10/2020

This Statement of Information was prepared on: 08/02/2021