

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 6/646 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price \$1,210,000

Median sale price

Median price \$632,500

Property type Unit

Suburb Prahran

Period - From 01/10/2020

to

31/12/2020

Source REIV

Comparable property sales

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
1 901/661 Chapel Street, South Yarra 3141	\$1,199,999	28/08/2020
2 1/350 Dandenong road, St Kilda East 3183	\$1,180,000	13/12/2020
3 52/4 Sydney Street, Prahran 3181	\$1,172,500	13/11/2020

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: 20/02/2021