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	11/26 Wynnstay Road, Prahran Vic 3181
россова	

Indicative selling price

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

Range between \$390,000	&	\$425,000
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Median sale price

Median price	\$550,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	12/55 Northcote Rd ARMADALE 3143	\$435,000	01/03/2024
2	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024
3	1/55 Northcote Rd ARMADALE 3143	\$422,500	15/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2024 15:12





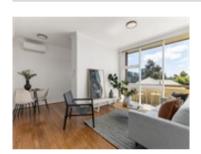
Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> **Indicative Selling Price** \$390,000 - \$425,000 **Median Unit Price** December quarter 2023: \$550,000



Property Type: Apartment **Agent Comments**

Comparable Properties



12/55 Northcote Rd ARMADALE 3143 (REI)





Price: \$435,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Apartment

Agent Comments



9/8 Grandview Gr PRAHRAN 3181 (REI)







Price: \$425,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment

Agent Comments



1/55 Northcote Rd ARMADALE 3143 (REI)





Price: \$422,500 Method: Private Sale Date: 15/03/2024

Property Type: Apartment

Agent Comments

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



