

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

11/8-10 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$625,000

Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	Price	Date of sale
1	11/12a Abeckett St PRAHRAN 3181	\$625,000	16/09/2023
2	15/20 Wynnstay Rd PRAHRAN 3181	\$620,000	16/09/2023
3	16/20 Wynnstay Rd PRAHRAN 3181	\$605,000	27/07/2023

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:

13/10/2023 11:03

11/8-10 Kelvin Grove, Prahran Vic 3181

belle
PROPERTY

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$600,000 - \$625,000

Median Unit Price

Year ending June 2023: \$526,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



11/12a Abeckett St PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Apartment



15/20 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



16/20 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments

 2  1  2

Price: \$605,000

Method: Private Sale

Date: 27/07/2023

Property Type: Apartment

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



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