

# 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

2/2 Lumley Court, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$519,000

Property Type

Unit

Suburb

Prahran

Period - From

23/08/2022

to

22/08/2023

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	312/2 Hobson St SOUTH YARRA 3141	\$2,350,000	28/03/2023
2	5/753 Malvern Rd TOORAK 3142	\$2,251,000	17/07/2023
3			

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:

23/08/2023 14:28



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Unit Price

23/08/2022 - 22/08/2023: \$519,000

## Comparable Properties

312/2 Hobson St SOUTH YARRA 3141 (REI/VG) Agent Comments

2 2 2

Price: \$2,350,000

Method: Private Sale

Date: 28/03/2023

Property Type: Apartment



5/753 Malvern Rd TOORAK 3142 (REI)

Agent Comments

3 2 3

Price: \$2,251,000

Method: Private Sale

Date: 17/07/2023

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999



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