

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 2/328 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$860,000 & \$910,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/03/2023 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	402/41 Chapel Mews SOUTH YARRA 3141	\$918,800	09/03/2023
2	15/18-20 Leopold St SOUTH YARRA 3141	\$890,000	18/04/2023
3	603/243 Toorak Rd SOUTH YARRA 3141	\$870,000	05/04/2023

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: 02/06/2023 18:24



Property Type: Apartment

Land Size: 121 sqm approx

Agent Comments

With study

Comparable Properties



402/41 Chapel Mews SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$918,800

Method: Private Sale

Date: 09/03/2023

Property Type: Apartment



15/18-20 Leopold St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$890,000

Method: Sold Before Auction

Date: 18/04/2023

Property Type: Apartment



603/243 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$870,000

Method: Private Sale

Date: 05/04/2023

Property Type: Apartment