Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/328 Malvern Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$470,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$860,000 - \$910,000 **Median Unit Price** March quarter 2023: \$470,000

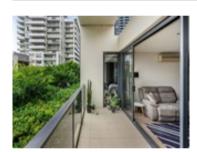


Property Type: Apartment Land Size: 121 sqm approx

Agent Comments

With study

Comparable Properties



402/41 Chapel Mews SOUTH YARRA 3141

(REI/VG)

-



Price: \$918,800 Method: Private Sale Date: 09/03/2023

Property Type: Apartment

Agent Comments

Agent Comments



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

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Price: \$890,000

Method: Sold Before Auction

Date: 18/04/2023

Property Type: Apartment



603/243 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$870.000 Method: Private Sale Date: 05/04/2023

Property Type: Apartment

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



