## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/2a Lexton Grove, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	n \$550,000		&		\$600,000			
Median sale pr	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	102/18-30 Chatham St PRAHRAN 3181	\$565,000	21/02/2023
2	211/10 Hillingdon PI PRAHRAN 3181	\$565,000	13/05/2023
3	8/6 Karbarook Av PRAHRAN 3181	\$582,500	31/03/2023

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:

22/06/2023 12:35







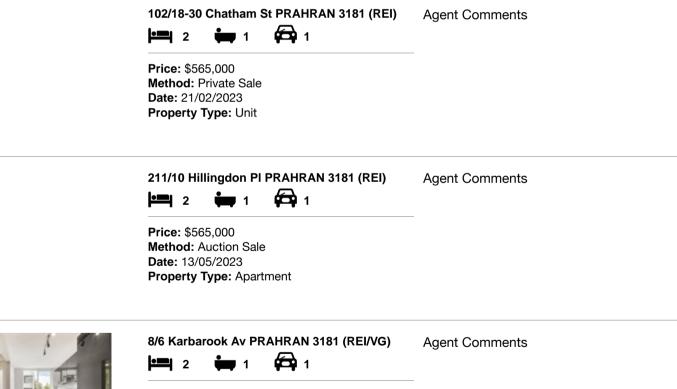


**Property Type:** Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending March 2023: \$570,000

# **Comparable Properties**





Price: \$582,500 Method: Private Sale Date: 31/03/2023 Property Type: Apartment

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





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