# 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

Penthouse 301/636 Malvern Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,746,000	Pro	operty Type	Hous	se		Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	101/30 Springfield Av TOORAK 3142	\$2,300,000	28/09/2023
2	2/2 Lumley Ct PRAHRAN 3181	\$2,175,000	20/09/2023
3	4/60a Heyington PI TOORAK 3142	\$2,100,000	27/08/2023

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:

23/10/2023 14:23

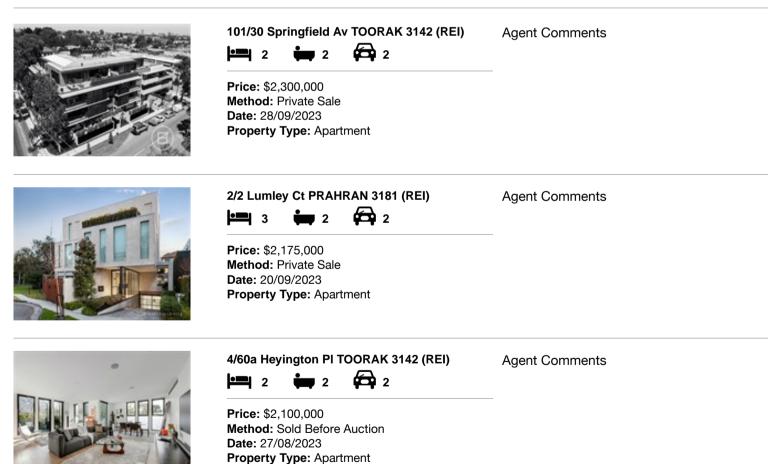






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price September quarter 2023: \$1,746,000

# **Comparable Properties**



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