

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

4/23 Wynnstay Road Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

2/29 Lewisham Road Windsor VIC 3181	\$1,580,000	06-Sep-19
1/4 Mary Street Windsor VIC 3181	\$1,460,000	05-Oct-19
6/20 Mercer Road Armadale VIC 3143	\$1,625,000	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 18 November 2019

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2/29 Lewisham Road Windsor VIC 3181

Sold Price

\$1,580,000

Sold Date

06-Sep-19

3 2 3

Distance

1.13km



1/4 Mary Street Windsor VIC 3181

Sold Price

\$1,460,000

Sold Date

05-Oct-19

3 2 1

Distance

1.28km



6/20 Mercer Road Armadale VIC 3143

Sold Price

\$1,625,000^{UN}

Sold Date

26-Oct-19

3 2 1

Distance

1.44km

RS = Recent sale UN = Undisclosed Sale

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