

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

1/15 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2018 to 30/09/2019 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.

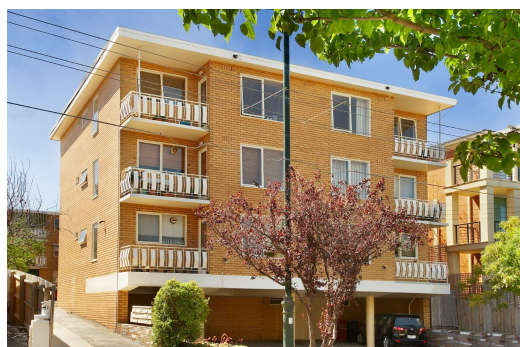
	Address of comparable property	Price	Date of sale
1	1/25 Wynnstay Rd PRAHRAN 3181	\$653,000	07/12/2019
2	8/329 Dandenong Rd PRAHRAN 3181	\$621,000	18/10/2019
3	13/10 Clifton St PRAHRAN 3181	\$607,500	29/10/2019

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:

14/01/2020 09:52



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending September 2019: \$550,000

Comparable Properties



1/25 Wynnstey Rd PRAHRAN 3181 (REI)

[Agent Comments](#)



Price: \$653,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Apartment



8/329 Dandenong Rd PRAHRAN 3181 (REI)

[Agent Comments](#)



Price: \$621,000
Method: Sold Before Auction
Date: 18/10/2019
Property Type: Apartment



13/10 Clifton St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)



Price: \$607,500
Method: Sale by Tender
Date: 29/10/2019
Property Type: Apartment