

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

8/1A IRVING AVENUE 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/2A SPRING STREET PRAHRAN VIC 3181	\$292,000	21-Aug-24
15/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$294,000	28-Oct-24
11/130 INKERMAN STREET ST KILDA VIC 3182	\$315,000	07-Aug-24

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.~~

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Shape Property Pty Ltd
 P (03) 9885 6688
 M 0419112635
 E concierge@shapepropertygroup.com.au



**1/2A SPRING STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price **\$292,000** Sold Date **21-Aug-24**

Distance **1.01km**



**15/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price ^{RS} **\$294,000** Sold Date **28-Oct-24**

Distance **1.12km**



**11/130 INKERMAN STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$315,000** Sold Date **07-Aug-24**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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