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	I VIC	3181
0/17		AVENUE			5101

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 rang betwee	5290.000	&	\$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.

This Statement of Information was prepared on: 23 January 2025



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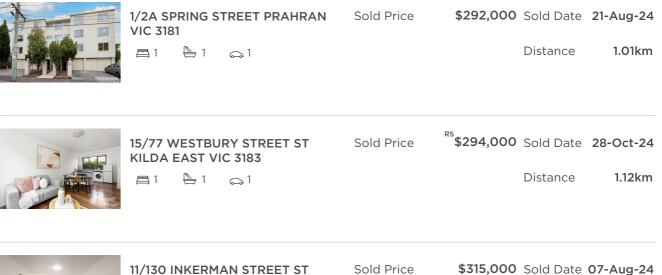
SHAPE

1.73km

Shape Property Pty Ltd

- P (03) 9885 6688
- M 0419112635

 ${\sf E} \ \ concierge@shapepropertygroup.com.au$



	11/130 INKERMAN STREET ST KILDA VIC 3182			Sold Price	old Price \$315,000			
	E 1	1	⇔ 1			Distance		

RS = Recent sale UN = Undisclosed Sale

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