

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 Irving Avenue, 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 \$650,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2022

to 31/03/2022

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	302/10 Porter St PRAHRAN 3181	\$660,000	11/04/2022
2	803/25-29 Alma Rd ST KILDA 3182	\$650,000	31/03/2022
3	305/356 Orrong Rd CAULFIELD NORTH 3161	\$620,000	27/05/2022

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:

16/06/2022 15:25

4/23 Irving Avenue, Prahran Vic 3181

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2022: \$650,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



302/10 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 11/04/2022

Property Type: Apartment



803/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 31/03/2022

Property Type: Apartment



305/356 Orrong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 27/05/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525