

## 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

10/7-9 Irving Avenue, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$585,000

#### Median sale price

Median price \$558,500

House

Unit

X

Suburb Prahran

Period - From 01/07/2017

to 30/06/2018

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	6/14 Abeckett St PRAHRAN 3181	\$627,000	04/07/2018
2	1/844 Malvern Rd ARMADALE 3143	\$615,000	30/05/2018
3	20/6 Westbury St ST KILDA EAST 3183	\$582,000	16/06/2018

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.

10/7-9 Irving Avenue, Prahran Vic 3181

**hockingstuart**

Lauchlan Waterfield

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**Indicative Selling Price**

\$585,000

**Median Unit Price**

Year ending June 2018: \$558,500



2 1 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/14 Abeckett St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$627,000

**Method:** Sold Before Auction

**Date:** 04/07/2018

**Rooms:** 5

**Property Type:** Apartment



**1/844 Malvern Rd ARMADALE 3143 (REI)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 30/05/2018

**Rooms:** 3

**Property Type:** Apartment



**20/6 Westbury St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$582,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** Apartment