

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

Range between \$580,000

&

\$600,000

Median sale price

Median price \$498,000

House

Unit

X

Suburb

Prahran

Period - From 01/04/2018

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

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.



2 1 1

Rooms:

Property Type: Flat

Agent Comments

Comparable Properties



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

Agent Comments

2 1 -

Price: \$582,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

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



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