# 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

13/19 Irving Avenue, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/43 Williams Rd WINDSOR 3181	\$549,000	03/03/2024
2	4/94 Lewisham Rd.N PRAHRAN 3181	\$520,000	29/02/2024
3	8/7 Wattletree Rd ARMADALE 3143	\$515,000	27/04/2024

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:

27/05/2024 12:37





Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2024: \$550,000

# **Comparable Properties**



6/43 Williams Rd WINDSOR 3181 (REI)



Price: \$549,000 Method: Private Sale Date: 03/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$520,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

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8/7 Wattletree Rd ARMADALE 3143 (REI)

4/94 Lewisham Rd.N PRAHRAN 3181 (REI)

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Agent Comments



Price: \$515,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit

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



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