

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/8 Irving Avenue, Prahran

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 range between

&

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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

4/17 Kelvin Crescent, Prahran	\$760,000	25/06/2021
29/108 Greville Street, Prahran	\$800,000	29/05/2021
11/70 Denbigh Road, Armadale	\$795,000	22/05/2021

This Statement of Information was prepared on:

12/07/2021