

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

16 Ivy Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Prahran

Period - From 01/04/2022

to

30/06/2022

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.

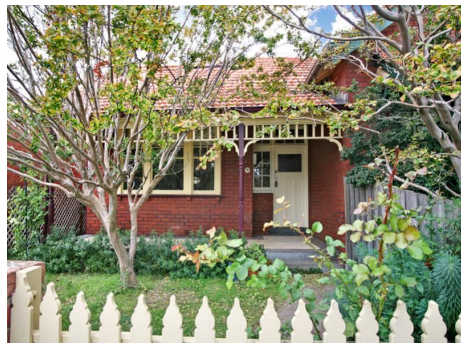
	Address of comparable property	Price	Date of sale
1	17 Chomley St PRAHRAN 3181	\$1,550,000	18/06/2022
2	1b Percy St PRAHRAN 3181	\$1,700,000	23/05/2022
3	42 Banole Av PRAHRAN 3181	\$1,750,000	22/07/2022

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:

11/10/2022 12:01



Property Type: House

Agent Comments

Comparable Properties



17 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 214 sqm approx



1b Percy St PRAHRAN 3181 (VG)

Agent Comments



Price: \$1,700,000

Method: Sale

Date: 23/05/2022

Property Type: House (Res)

Land Size: 108 sqm approx



42 Banole Av PRAHRAN 3181 (VG)

Agent Comments



Price: \$1,750,000

Method: Sale

Date: 22/07/2022

Property Type: House (Res)

Land Size: 204 sqm approx