Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	9/1a Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between	\$550,000	&	\$600,000

Median sale price

Median price	\$601,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023	;	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

Add	dress of comparable property	Price	Date of sale
1	204/10 Porter St PRAHRAN 3181	\$565,000	23/10/2023
2	7/2 Rae Ct PRAHRAN 3181	\$594,500	02/12/2023
3	5/329 Dandenong Rd PRAHRAN 3181	\$620,000	12/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

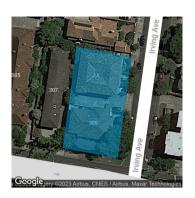
This Statement of Information was prepared on:	20/12/2023 12:42





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> **Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** September quarter 2023: \$601,000



Property Type: Apartment **Agent Comments**

Comparable Properties



204/10 Porter St PRAHRAN 3181 (VG)





Price: \$565,000 Method: Sale Date: 23/10/2023

Property Type: Strata Unit/Flat

Agent Comments



7/2 Rae Ct PRAHRAN 3181 (REI)





Price: \$594,500 Method: Auction Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments



5/329 Dandenong Rd PRAHRAN 3181 (REI)



Price: \$620.000

Method: Sold Before Auction

Date: 12/12/2023

Property Type: Apartment

Agent Comments

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



