

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

4/8 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2020

to

30/06/2021

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	3/25 Larnook St PRAHRAN 3181	\$879,000	24/04/2021
2	1/8 Irving Av PRAHRAN 3181	\$825,000	13/08/2021
3	8/377 Dandenong Rd ARMADALE 3143	\$810,000	20/06/2021

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:

01/09/2021 15:11



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2021: \$625,000

Comparable Properties



3/25 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$879,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment



1/8 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$825,000
Method: Sold Before Auction
Date: 13/08/2021
Rooms: 3
Property Type: Apartment



8/377 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000
Method: Private Sale
Date: 20/06/2021
Property Type: Apartment