# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	4/8 Irving Avenue, Prahran Vic 3181
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$800,000 & \$880,000
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## Median sale price

Median price	\$625,000	Pro	perty Type	nit		Suburb	Prahran
Period - From	01/07/2020	to	30/06/2021	Sc	ource	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	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

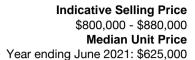
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/09/2021 15:11





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Property Type: Apartment **Agent Comments** 

# Comparable Properties



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

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

Property Type: Apartment

Agent Comments



1/8 Irving Av PRAHRAN 3181 (REI)



Method: Sold Before Auction

Date: 13/08/2021

Price: \$825,000

Rooms: 3

Property Type: Apartment

**Agent Comments** 



8/377 Dandenong Rd ARMADALE 3143

(REI/VG)

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

Property Type: Apartment

**Agent Comments** 

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140



