

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

8/1A Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2020

to 30/09/2021

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	11/34 Mathoura Rd TOORAK 3142	\$329,999	01/10/2021
2	204/109 Inkerman St ST KILDA 3182	\$300,000	06/11/2021
3			

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:

11/11/2021 09:13



🛏 1 🚿 1 🚗 0

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2021: \$630,000

Comparable Properties



11/34 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$329,999

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Apartment



204/109 Inkerman St ST KILDA 3182 (REI)

Agent Comments

🛏 1 🚿 1 🚗 -

Price: \$300,000

Method: Private Sale

Date: 06/11/2021

Property Type: Apartment

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.