

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

9/7-9 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 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	Price	Date of sale
1	14/17-19 Armadale St ARMADALE 3143	\$680,000	22/02/2023
2	6/641 Malvern Rd TOORAK 3142	\$660,000	18/02/2023
3	6/15 Armadale St ARMADALE 3143	\$645,000	01/04/2023

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:

27/04/2023 15:25

9/7-9 Irving Avenue, Prahran Vic 3181



Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending March 2023: \$570,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



14/17-19 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 22/02/2023

Property Type: Apartment



6/641 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Apartment



6/15 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$645,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit

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



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