#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	5/15 Irving Avenue, Prahran Vic 3181
Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price	\$1,566,000	Pro	perty Type	House		Suburb	Prahran
Period - From	01/07/2019	to	30/06/2020		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 sixmonths 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	12/15 Irving Av PRAHRAN 3181	\$1,200,000	15/06/2020
2			
3			

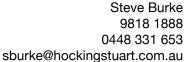
#### OR

**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:	24/08/2020 16:30







**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** Year ending June 2020: \$1,566,000





Rooms: 3

Property Type: Town residence

**Agent Comments** 

## Comparable Properties



12/15 Irving Av PRAHRAN 3181 (REI)

Price: \$1,200,000

Method: Sold Before Auction Date: 15/06/2020

Property Type: House (Res)

**Agent Comments** 

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.

Account - Belle Property Glen Iris | P: 03 98181888



