

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/17 Irving Avenue, Prahran VIC 3181

Indicative selling price

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

Single price \$* or range between \$500,000 & \$550,000

Median sale price

Median price \$604,000 *House *Unit X Suburb Prahran

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales

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
2/340 Dandenong Road, St Kilda East VIC 3183	\$545,100	29/07/2017
5/332 Dandenong Road, St Kilda East VIC 3183	\$536,000	23/09/2017
6/299 Dandenong Road, Prahran VIC 3181	\$500,000	13/07/2017