

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

6/17 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb Prahran

Period - From 01/10/2020

to 31/12/2020

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 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	7/17 Irving Av PRAHRAN 3181	\$695,000	15/10/2020
2	10/154 Alma Rd ST KILDA EAST 3183	\$641,000	07/02/2021
3	14/7-9 Irving Av PRAHRAN 3181	\$628,000	16/12/2020

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:

08/02/2021 23:13

6/17 Irving Avenue, Prahran Vic 3181

Andrew James

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2020: \$632,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/17 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: Apartment



10/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$641,000

Method: Auction Sale

Date: 07/02/2021

Property Type: Apartment



14/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$628,000

Method: Sold Before Auction

Date: 16/12/2020

Property Type: Apartment

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