

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

4/8 Airlie Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$638,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2021

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	7/28 Elgin Av ARMADALE 3143	\$630,000	26/10/2021
2	9/38 Wynnstay Rd PRAHRAN 3181	\$610,000	06/07/2021
3	7/4 Chomley St PRAHRAN 3181	\$597,000	09/11/2021

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:

22/11/2021 12:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2021: \$638,000

Comparable Properties



7/28 Elgin Av ARMADALE 3143 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: Apartment



9/38 Wynnstay Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 06/07/2021

Property Type: Apartment



7/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$597,000

Method: Private Sale

Date: 09/11/2021

Property Type: Apartment