

# 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

5/1a Irving Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000

&

\$549,000

### Median sale price

Median price \$625,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2022

to 30/06/2022

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 | 20/26 Denbigh Rd ARMADALE 3143  | \$530,000 | 19/03/2022   |
| 2 | 3/299 Dandenong Rd PRAHRAN 3181 | \$540,000 | 05/03/2022   |
| 3 | 10/19 Irving Av PRAHRAN 3181    | \$540,500 | 06/04/2022   |

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:

04/08/2022 16:01

5/1a Irving Avenue, Prahran Vic 3181

James Annett

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**Indicative Selling Price**

\$530,000 - \$549,000

**Median Unit Price**

June quarter 2022: \$625,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**20/26 Denbigh Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** Apartment



**3/299 Dandenong Rd PRAHRAN 3181 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** Unit



**10/19 Irving Av PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$540,500

**Method:** Private Sale

**Date:** 06/04/2022

**Property Type:** Apartment

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