

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

8/8 Airlie Avenue, Prahran Vic 3181

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2022

to

31/12/2022

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	4/34 Cromwell Rd SOUTH YARRA 3141	\$377,000	16/02/2023
2	11/28 Lewisham Rd WINDSOR 3181	\$385,000	04/10/2022
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:

28/03/2023 15:57



Property Type: Apartment

Agent Comments

Comparable Properties



4/34 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$377,000

Method: Private Sale

Date: 16/02/2023

Property Type: Apartment



11/28 Lewisham Rd WINDSOR 3181 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 04/10/2022

Property Type: Strata Unit/Flat

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.