

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

6/23 Irving Avenue, Prahran Vic 3181 de

Indicative selling price

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

Range between	\$550,000	&	\$605,000	
				1

Median sale price

Median price	\$575,000	Hou	ISE	Unit	х	Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019		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.

Ade	dress of comparable property	Price	Date of sale
1	3/43 Williams Rd WINDSOR 3181	\$606,000	27/07/2019
2	13/51 Union St WINDSOR 3181	\$586,000	17/08/2019
3	8/6 Karbarook Av PRAHRAN 3181	\$575,000	27/06/2019

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

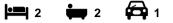
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price June quarter 2019: \$575,000

Comparable Properties



Price: \$606,000 Method: Auction Sale Date: 27/07/2019 Rooms: -Property Type: Apartment

1 2

13/51 Union St WINDSOR 3181 (REI)

3/43 Williams Rd WINDSOR 3181 (REI)

6 1



Price: \$586,000 Method: Auction Sale Date: 17/08/2019 Rooms: 3 Property Type: Apartment



8/6 Karbarook Av PRAHRAN 3181 (REI)



3181 (REI)Agent Comments

Agent Comments

Agent Comments

Price: \$575,000 Method: Private Sale Date: 27/06/2019 Rooms: -Property Type: Apartment

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