

# 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
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#### Indicative selling price

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

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$575,000	House		Unit	X	Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019	Source	REIV		

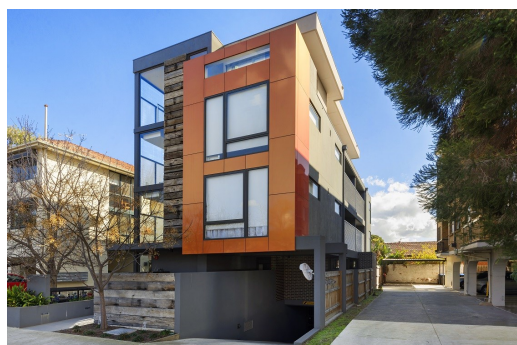
#### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address 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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
June quarter 2019: \$575,000

## Comparable Properties



**3/43 Williams Rd WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

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



**13/51 Union St WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

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



**8/6 Karbarook Av PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

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