Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/17 Irving Avenue, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale pi	rice							
Median price	\$462,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	202/573 High St PRAHRAN 3181	\$727,500	25/06/2020
2	9/26 Armadale St ARMADALE 3143	\$700,000	16/06/2020
3	75/8 Perth St PRAHRAN 3181	\$652,000	05/08/2020

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:

11/08/2020 10:19



7/17 Irving Avenue, Prahran Vic 3181







Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

> **Indicative Selling Price** \$650,000 - \$700,000 **Median Unit Price** June quarter 2020: \$462,500

Comparable Properties



202/573 High St PRAHRAN 3181 (REI)

9/26 Armadale St ARMADALE 3143 (REI)

1



Price: \$727,500 Method: Private Sale Date: 25/06/2020 Property Type: Apartment Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale

Date: 16/06/2020 Property Type: Apartment

2



75/8 Perth St PRAHRAN 3181 (REI)



Agent Comments

Price: \$652,000 Method: Sale by Tender Date: 05/08/2020 Property Type: Apartment

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



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.