

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

7/17 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$462,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2020

to 30/06/2020

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	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

Walter Summons

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2020: \$462,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



202/573 High St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$727,500

Method: Private Sale

Date: 25/06/2020

Property Type: Apartment



9/26 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 16/06/2020

Property Type: Apartment



75/8 Perth St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

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