

## 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

22 Irving Avenue, Prahran Vic 3181

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

Range between \$1,450,000

&amp;

\$1,550,000

**Median sale price**

Median price \$1,520,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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	37 Charles St PRAHRAN 3181	\$1,500,000	06/06/2017
2	10 Gertrude St WINDSOR 3181	\$1,505,000	03/08/2017
3	6 Irene Pl PRAHRAN 3181	\$1,530,000	18/03/2017

**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.



3 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 223 sqm approx

Agent Comments

## Comparable Properties



**37 Charles St PRAHRAN 3181 (REI)**

Agent Comments

3 2 -

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 06/06/2017

**Rooms:** -

**Property Type:** House (Res)



**10 Gertrude St WINDSOR 3181 (REI)**

Agent Comments

3 1 2

**Price:** \$1,505,000

**Method:** Sold Before Auction

**Date:** 03/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 251 sqm approx



**6 Irene Pl PRAHRAN 3181 (REI)**

Agent Comments

3 1 -

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 231 sqm approx