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

4/21 Irving Avenue, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$525,000		&		\$575,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	9/4 Chomley St PRAHRAN 3181	\$632,000	05/08/2024
2	1/7-9 Irving Av PRAHRAN 3181	\$673,500	05/08/2024
3	4/34 Chomley St PRAHRAN 3181	\$622,500	27/07/2024

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:

10/08/2024 14:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$525,000 - \$575,000 **Median Unit Price** June quarter 2024: \$550,000

Comparable Properties



9/4 Chomley St PRAHRAN 3181 (REI)

1/7-9 Irving Av PRAHRAN 3181 (REI)

1



Price: \$632,000 Method: Private Sale Date: 05/08/2024 Property Type: Apartment Agent Comments



Price: \$673,500 Method: Sold Before Auction Date: 05/08/2024

2

Agent Comments



Property Type: Apartment

4/34 Chomley St PRAHRAN 3181 (REI)



Agent Comments

Price: \$622,500 Method: Private Sale Date: 27/07/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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