

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 consumer.vic.gov.au/underquoting

Range between \$475,000 & \$520,000

Median sale price

Median price \$567,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/06/2024 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	13/6 Karbarook Av PRAHRAN 3181	\$520,000	03/08/2024
2	7/123 Chomley St PRAHRAN 3181	\$570,000	25/06/2024
3	13/19 Irving Av PRAHRAN 3181	\$531,750	15/06/2024

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:

01/10/2024 13:33



🛏️ 2 🚗 1 🚗 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

Year ending June 2024: \$567,000

Comparable Properties



13/6 Karbarook Av PRAHRAN 3181 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$520,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Apartment



7/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$570,000

Method: Private Sale

Date: 25/06/2024

Property Type: Unit



13/19 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

🛏️ 2 🚗 1 🚗 1

Price: \$531,750

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit

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