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	12 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	1/648 High St PRAHRAN 3181	$1,035,000	16/03/2024
2			
3			

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: 24/04/2024 13:28

12 Irving Avenue, Prahran Vic 3181



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 455 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Unit Price
March quarter 2024: $573,750

Comparable Properties



1/648 High St PRAHRAN 3181 (REI)

2 1 1

Price: $1,035,000
Method: Private Sale
Date: 16/03/2024
Property Type: Apartment

Agent Comments

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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