

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

13/6 Karbarook Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 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	12/215 Williams Rd SOUTH YARRA 3141	\$543,100	06/06/2024
2	21/579 Dandenong Rd ARMADALE 3143	\$535,000	03/06/2024
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:

05/07/2024 15:14



Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



12/215 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$543,100

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment

Land Size: 1555 sqm approx



21/579 Dandenong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$535,000

Method: Private Sale

Date: 03/06/2024

Property Type: Apartment



13/19 Irving Av PRAHRAN 3181 (REI) Agent Comments



Price: \$531,750

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit