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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$525,000		&		\$550,000			
Median sale pi	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress 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 Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$525,000 - \$550,000 Median Unit Price Year ending March 2024: \$550,000

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

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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