

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

7/17 Izett Street, Prahran Vic 3181

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/03/2023 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.

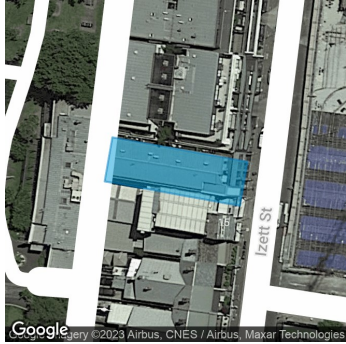
	Address of comparable property	Price	Date of sale
1	9/2 King St PRAHRAN 3181	\$385,000	10/03/2023
2	8/8 Airlie Av PRAHRAN 3181	\$371,000	21/04/2023
3	9/317 Dandenong Rd PRAHRAN 3181	\$335,000	17/01/2023

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:

30/06/2023 10:54



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$350,000 - \$380,000
Median Unit Price
 March quarter 2023: \$470,000

Comparable Properties



9/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 10/03/2023
Property Type: Apartment
Land Size: 78 sqm approx



8/8 Airlie Av PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$371,000
Method: Private Sale
Date: 21/04/2023
Property Type: Apartment



9/317 Dandenong Rd PRAHRAN 3181 (VG)

Agent Comments

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Price: \$335,000
Method: Sale
Date: 17/01/2023
Property Type: Strata Unit/Flat

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455