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	7/19-23 Izett Street, Prahran Vic 3181

Indicative selling price

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

Single price $385,000

Median sale price

Median price $587,500 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/12/2022 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	108/152 Peel St WINDSOR 3181	$389,000	08/02/2023
2	503/480 St Kilda Rd MELBOURNE 3004	$380,000	22/02/2023
3	611/7 King St PRAHRAN 3181	$351,650	04/03/2023

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: 14/03/2023 14:51

7/19-23 Izett Street, Prahran Vic 3181

Michael Tynan
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000
Median Unit Price
Year ending December 2022: $587,500

Comparable Properties



108/152 Peel St WINDSOR 3181 (REI)

1 1 1

Price: $389,000
Method: Private Sale
Date: 08/02/2023
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.



503/480 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 22/02/2023
Rooms: 2
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.



611/7 King St PRAHRAN 3181 (REI)

1 1 1

Price: $351,650
Method: Private Sale
Date: 04/03/2023
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.

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