Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21/5 Gooch Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale pi	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2019	to	30/06/2019		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	12/25 Williams Rd WINDSOR 3181	\$362,500	30/04/2019
2	3/23 The Avenue WINDSOR 3181	\$350,000	03/07/2019
3	11/8 Te Arai Av ST KILDA EAST 3183	\$335,000	05/07/2019

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:

03/10/2019 12:16



Chisholm&Gamon





Property Type: Apartment Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price June quarter 2019: \$575,000

Comparable Properties



12/25 Williams Rd WINDSOR 3181 (VG)



Price: \$362,500 Method: Sale Date: 30/04/2019 Property Type: Flat/Unit/Apartment (Res)



3/23 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

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Price: \$350,000 Method: Sold Before Auction Date: 03/07/2019 Property Type: Apartment

11/8 Te Arai Av ST KILDA EAST 3183 (VG)



Price: \$335,000 Method: Sale Date: 05/07/2019 Property Type: Strata Unit/Flat

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.