

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

14/3-5 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$590,000

Median sale price*

Median price

Property Type

Suburb

Prahran

Period - From

to

Source

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	11/48 Chomley St PRAHRAN 3181	\$581,500	26/09/2024
2	7/123 Chomley St PRAHRAN 3181	\$570,000	25/06/2024
3	13/8-10 Chomley St PRAHRAN 3181	\$620,000	13/05/2024

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:

21/10/2024 11:09

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

14/3-5 Chomley Street, Prahran Vic 3181



Golan Flamm

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Indicative Selling Price

\$590,000

No median price available



2 1 1

Property Type: Strata Unit/Flat

Land Size: 79sqm sqm approx

Agent Comments

Comparable Properties



11/48 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$581,500

Method: Private Sale

Date: 26/09/2024

Property Type: Apartment



7/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 25/06/2024

Property Type: Unit



13/8-10 Chomley St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 13/05/2024

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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