

# 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

604/220 Commercial Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Prahran

Period - From 01/07/2020 to 30/06/2021 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	407/666 Chapel St SOUTH YARRA 3141	\$976,500	06/05/2021
2	1002/800 Chapel St SOUTH YARRA 3141	\$951,000	12/08/2021
3	2/328 Malvern Rd PRAHRAN 3181	\$905,000	15/09/2021

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:

22/09/2021 19:20



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending June 2021: \$625,000

## Comparable Properties



**407/666 Chapel St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$976,500  
**Method:** Private Sale  
**Date:** 06/05/2021  
**Property Type:** Apartment



**1002/800 Chapel St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 2

**Price:** \$951,000  
**Method:** Sold Before Auction  
**Date:** 12/08/2021  
**Property Type:** Unit



**2/328 Malvern Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 -

**Price:** \$905,000  
**Method:** Sold Before Auction  
**Date:** 15/09/2021  
**Property Type:** Apartment