

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

3/56-58 CHATSWORTH ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

7/754 HIGH STREET ARMADALE VIC 3143	\$518,000	30-Oct-24
11/3A HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$504,000	13-Jul-24
32/21 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$486,000	03-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 11 December 2024

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**7/754 HIGH STREET ARMADALE
 VIC 3143**

Sold Price

^{RS} **\$518,000**

Sold Date **30-Oct-24**

1 1 1

Distance **0.74km**



**11/3A HUGHENDEN ROAD ST
 KILDA EAST VIC 3183**

Sold Price

^{RS} **\$504,000**

Sold Date **13-Jul-24**

1 1 1

Distance **1.17km**



**32/21 ROCKLEY ROAD SOUTH
 YARRA VIC 3141**

Sold Price

\$486,000

Sold Date **03-Aug-24**

1 1 1

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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