

# 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

401/22 Chatham Street, 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 \$300,000 & \$330,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	3/18 Normanby St WINDSOR 3181	\$330,000	26/06/2024
2	11/16 Normanby St WINDSOR 3181	\$317,000	21/05/2024
3	610/7 Claremont St SOUTH YARRA 3141	\$300,000	24/06/2024

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: 08/07/2024 09:21



1 1 0

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/18 Normanby St WINDSOR 3181 (REI)**

Agent Comments

1 1 -

**Price:** \$330,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Apartment



**11/16 Normanby St WINDSOR 3181 (REI)**

Agent Comments

1 1 -

**Price:** \$317,000

**Method:** Private Sale

**Date:** 21/05/2024

**Property Type:** Apartment



**610/7 Claremont St SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 -

**Price:** \$300,000

**Method:** Private Sale

**Date:** 24/06/2024

**Property Type:** Apartment