

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

1/12-14 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Prahran

Period - From 01/07/2019 to 30/09/2019 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	8/16 Springfield Av TOORAK 3142	\$855,000	26/10/2019
2	1/235 Dandenong Rd PRAHRAN 3181	\$825,000	16/11/2019
3	3/13-15 Peel St WINDSOR 3181	\$820,000	26/10/2019

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:

25/11/2019 10:13



Property Type: Unit

Agent Comments

Comparable Properties



8/16 Springfield Av TOORAK 3142 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 3

Property Type: Apartment



1/235 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



3/13-15 Peel St WINDSOR 3181 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Apartment