

# 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](http://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

1/12-14 Chomley Street, Prahran Vic 3181

**hockingstuart**

James Annett

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

September quarter 2019: \$605,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**8/16 Springfield Av TOORAK 3142 (REI)**

**Agent Comments**

2 1 1

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 3

**Property Type:** Apartment



**1/235 Dandenong Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Apartment



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

**Agent Comments**

2 1 1

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.