

## 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

62/321 Chapel 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 \$700,000

&amp;

\$750,000

**Median sale price**

Median price \$604,000

House

Unit

X

Suburb Prahran

Period - From 01/07/2017

to

30/09/2017

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	5/305 Dandenong Rd PRAHRAN 3181	\$740,000	12/10/2017
2	2/2 Athol St PRAHRAN 3181	\$715,000	09/09/2017
3	12/14 Chapel St ST KILDA 3182	\$701,000	12/08/2017

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.



2   
 1   
 1

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

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

September quarter 2017: \$604,000

## Comparable Properties



**5/305 Dandenong Rd PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 12/10/2017

**Rooms:** -

**Property Type:** Apartment



**2/2 Athol St PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 4

**Property Type:** Apartment



**12/14 Chapel St ST KILDA 3182 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$701,000

**Method:** Sold Before Auction

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** Apartment