

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

504/22 CHATHAM STREET 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 405/22 CHATHAM STREET PRAHRAN VIC 3181 | \$440,000 | 28-Nov-23 |
| 115/120 GREVILLE STREET PRAHRAN VIC 3181 | \$420,000 | 06-Dec-23 |
| 401/13-15 GRATTAN STREET PRAHRAN VIC 3181 | \$390,000 | 20-Mar-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: 22 April 2024



**405/22 CHATHAM STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$440,000** Sold Date **28-Nov-23**

Distance **0.01km**



**115/120 GREVILLE STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$420,000** Sold Date **06-Dec-23**

Distance **0.19km**



**401/13-15 GRATTAN STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **20-Mar-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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