

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

103/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$569,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2019

to

30/06/2020

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	306/k6 High St WINDSOR 3181	\$655,000	05/06/2020
2	601/1 Clara St SOUTH YARRA 3141	\$630,000	01/06/2020
3			

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:

05/10/2020 12:32

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Indicative Selling Price

\$649,000

Median Unit Price

Year ending June 2020: \$569,000



2 1 2

Property Type: Apartment

Land Size: 962 sqm approx

Agent Comments

Comparable Properties



306/k6 High St WINDSOR 3181 (REI)

Agent Comments

2 2 1

Price: \$655,000

Method: Private Sale

Date: 05/06/2020

Property Type: Apartment

601/1 Clara St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$630,000

Method: Sale

Date: 01/06/2020

Property Type: Strata Unit/Flat

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.