



 2  
  1  
  1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$560,000 - \$616,000

**Median Unit Price**

March quarter 2017: \$587,500

## Comparable Properties



**8/22 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$587,500

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 4

**Property Type:** Apartment



**4/38 Porter St PRAHRAN 3181 (REI)**

Agent Comments

 2  
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  1

**Price:** \$570,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 3

**Property Type:** Apartment



**4/6 Karbarook Av PRAHRAN 3181 (REI)**

Agent Comments

 2  
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  1

**Price:** \$561,200

**Method:** Sold Before Auction

**Date:** 26/05/2017

**Rooms:** 3

**Property Type:** Apartment

## 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	104/233 Chapel Street, Prahran Vic 3181
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$560,000	&	\$616,000
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#### Median sale price

Median price	\$587,500	Unit	X	Suburb	Prahran
Period - From	01/01/2017	to	31/03/2017	Source	REIV

#### Comparable property sales

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
8/22 Chomley St PRAHRAN 3181	\$587,500	25/03/2017
4/38 Porter St PRAHRAN 3181	\$570,000	20/05/2017
4/6 Karbarook Av PRAHRAN 3181	\$561,200	26/05/2017