

# 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

15/5 Gooch 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 \$485,000 & \$530,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2021

to 31/03/2021

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	7/1 Armadale St ARMADALE 3143	\$550,000	26/05/2021
2	16/350 Dandenong Rd ST KILDA EAST 3183	\$488,000	18/03/2021
3	5/3-5 Chomley St PRAHRAN 3181	\$525,000	08/01/2021

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:

21/06/2021 12:28

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**Indicative Selling Price**

\$485,000 - \$530,000

**Median Unit Price**

March quarter 2021: \$610,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



7/1 Armadale St ARMADALE 3143 (REI)

Agent Comments

2 1 1

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 26/05/2021

**Property Type:** Apartment



16/350 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

**Price:** \$488,000

**Method:** Sold Before Auction

**Date:** 18/03/2021

**Property Type:** Apartment



5/3-5 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 08/01/2021

**Property Type:** Apartment