

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

112/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 17/01/2023 to 16/01/2024 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	504/229 Toorak Rd SOUTH YARRA 3141	\$346,000	12/10/2023
2	7/17 Izett St PRAHRAN 3181	\$345,000	28/08/2023
3	301/1 Mount St PRAHRAN 3181	\$335,000	19/09/2023

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: 17/01/2024 11:12



Property Type: Land
Land Size: 962 sqm approx
 Agent Comments

Indicative Selling Price
 \$330,000 - \$350,000
Median Unit Price
 17/01/2023 - 16/01/2024: \$505,000

Comparable Properties



504/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$346,000
Method: Private Sale
Date: 12/10/2023
Property Type: Apartment



7/17 Izett St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$345,000
Method: Private Sale
Date: 28/08/2023
Property Type: Unit

301/1 Mount St PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$335,000
Method: Private Sale
Date: 19/09/2023
Property Type: Unit

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