

# STATEMENT OF INFORMATION

310/22 CHATHAM STREET, PRAHRAN, VIC 3181

PREPARED BY JESSICA WAT, FIRST NATIONAL REAL ESTATE JANSSEN & CO

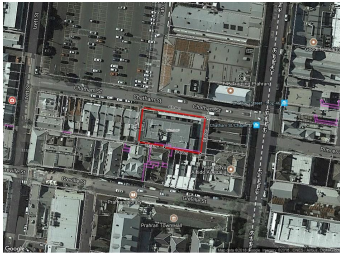


**first  
national**  
REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**310/22 CHATHAM STREET, PRAHRAN, VIC** - -

### Indicative Selling Price

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

**Price Range:** **350,000 to 385,000**

Provided by: Jessica Wat, First National Real Estate Janssen & Co

## MEDIAN SALE PRICE



**PRAHRAN, VIC, 3181**

Suburb Median Sale Price (Unit)

**\$480,000**

01 October 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**304/36 PORTER ST, PRAHRAN, VIC 3181**

1 1 1

Sale Price

**\$420,000**

Sale Date: 15/09/2017

Distance from Property: 243m



**305/7 KING ST, PRAHRAN, VIC 3181**

1 1 1

Sale Price

**\$375,000**

Sale Date: 19/09/2017

Distance from Property: 97m



**6/40 CHARNWOOD RD, ST KILDA, VIC 3182**

1 1 1

Sale Price

**\$415,000**

Sale Date: 12/09/2017

Distance from Property: 1.2km



This report has been compiled on 05/03/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

310/22 CHATHAM 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)

Price Range:

350,000 to 385,000

Median sale price

Median price

\$480,000

House

Unit


Suburb

PRAHRAN

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
304/36 PORTER ST, PRAHRAN, VIC 3181	\$420,000	15/09/2017
305/7 KING ST, PRAHRAN, VIC 3181	\$375,000	19/09/2017
6/40 CHARNWOOD RD, ST KILDA, VIC 3182	\$415,000	12/09/2017