

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

5/22 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$596,000

House

Unit

X

Suburb

Prahran

Period - From 01/04/2017

to

31/03/2018

Source

REIV

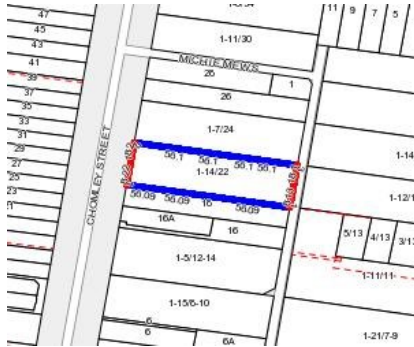
Comparable property sales (*Delete A or B below as applicable)

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	7/4 Chomley St PRAHRAN 3181	\$630,500	27/04/2018
2	6/14 Abeckett St PRAHRAN 3181	\$627,000	04/07/2018
3	8/18 Grandview Gr PRAHRAN 3181	\$580,000	24/03/2018

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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



7/4 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$630,500

Method: Sold Before Auction

Date: 27/04/2018

Rooms: -

Property Type: Apartment



6/14 Abeckett St PRAHRAN 3181 (REI)

Agent Comments



Price: \$627,000

Method: Sold Before Auction

Date: 04/07/2018

Rooms: 5

Property Type: Apartment



8/18 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 4

Property Type: Apartment