

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

4/5 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$630,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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	9/3 Rae Ct PRAHRAN 3181	\$660,000	27/05/2017
2	1/26 Grandview Gr PRAHRAN 3181	\$650,000	30/08/2017
3	8/123 Chomley St PRAHRAN 3181	\$637,500	01/05/2017

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.

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2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2017: \$630,000

Comparable Properties



9/3 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: Apartment



1/26 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Sold Before Auction
Date: 30/08/2017
Rooms: 3
Property Type: Apartment



8/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$637,500
Method: Private Sale
Date: 01/05/2017
Rooms: -
Property Type: Apartment