

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

18 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,825,000 Property Type House Suburb Prahran

Period - From 01/07/2020 to 30/06/2021 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	145 Peel St WINDSOR 3181	\$2,025,000	01/05/2021
2	4 Sebastopol St CAULFIELD NORTH 3161	\$2,000,000	13/08/2021
3			

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:

24/09/2021 14:38



4
 1
 2

Property Type: House (Previously Occupied - Detached)

Land Size: 492 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

Year ending June 2021: \$1,825,000

Comparable Properties



145 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

3
 1
 1

Price: \$2,025,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 335 sqm approx



4 Sebastopol St CAULFIELD NORTH 3161 (REI)

Agent Comments

3
 2
 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 13/08/2021

Rooms: 5

Property Type: House (Res)

Land Size: 547 sqm approx

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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