

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

209/22 CHATHAM STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,200

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

112/22 CHATHAM STREET PRAHRAN VIC 3181	\$325,000	12-Feb-24
206/22 CHATHAM STREET PRAHRAN VIC 3181	\$295,000	22-Jan-24
107/201 HIGH STREET PRAHRAN VIC 3181	\$320,000	02-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 28 June 2024

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**112/22 CHATHAM STREET
PRAHRAN VIC 3181**

1 1 -

Sold Price **\$325,000** Sold Date **12-Feb-24**

Distance **0km**



**206/22 CHATHAM STREET
PRAHRAN VIC 3181**

1 1 -

Sold Price **\$295,000** Sold Date **22-Jan-24**

Distance **0km**



**107/201 HIGH STREET PRAHRAN
VIC 3181**

1 1 -

Sold Price **\$320,000** Sold Date **02-Feb-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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