

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

29/321 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2021

to 31/12/2021

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	32/149 Fitzroy St ST KILDA 3182	\$585,000	11/12/2021
2	402/139 York St PRAHRAN 3181	\$588,000	08/10/2021
3	113/42 Ralston St SOUTH YARRA 3141	\$600,000	01/12/2021

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:

21/02/2022 11:27

James Annett

03 9509 0411

0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2021: \$630,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



32/149 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$585,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



402/139 York St PRAHRAN 3181 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$588,000

Method: Private Sale

Date: 08/10/2021

Property Type: Apartment



113/42 Ralston St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$600,000

Method: Private Sale

Date: 01/12/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525