

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

8/6 Karbarook Avenue, Prahran Vic 3181

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2022

to

31/12/2022

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	3/48 Chomley St PRAHRAN 3181	\$591,000	05/11/2022
2	4/6 Williams Rd PRAHRAN 3181	\$605,000	09/11/2022
3	6/14 Chatsworth Rd PRAHRAN 3181	\$620,000	25/01/2023

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:

06/03/2023 03:58



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/48 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$591,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Unit



4/6 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 09/11/2022

Property Type: Unit



6/14 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 25/01/2023

Property Type: Unit