

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

90 Chatsworth Road, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,452,000

&

\$1,500,000

Median sale price

Median price \$1,653,000

House

X

Unit

Suburb Prahran

Period - From 01/07/2017

to

30/09/2017

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		
2		
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.



Rooms: 4

Property Type: House

Land Size: 187.662 sqm approx

Agent Comments

Comparable Properties



8 York St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,485,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 3

Property Type: House (Res)

Land Size: 225 sqm approx



67 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: House (Res)

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.