

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 203/233 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$558,500 House Unit X Suburb Prahran

Period - From 01/07/2017 to 30/06/2018 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	D203/8 Blanche St ST KILDA 3182	\$617,000	15/03/2018
2	6B/635 St Kilda Rd MELBOURNE 3004	\$731,000	02/05/2018
3	5/4 Lansdowne Rd ST KILDA EAST 3183	\$738,000	22/04/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



D203/8 Blanche St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$617,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: Apartment



6B/635 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 2

Price: \$731,000

Method: Private Sale

Date: 02/05/2018

Rooms: -

Property Type: Apartment



5/4 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$738,000

Method: Private Sale

Date: 22/04/2018

Rooms: 4

Property Type: Apartment