

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

Unit 15/321-323 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

\$625,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2021

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	46/321 Chapel St PRAHRAN 3181	\$620,000	04/12/2021
2	304/227 Toorak Rd SOUTH YARRA 3141	\$580,000	14/01/2022
3	72/604 St Kilda Rd MELBOURNE 3004	\$570,500	19/01/2022

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:

09/03/2022 11:58



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2021: \$625,000

Comparable Properties



46/321 Chapel St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -
Price: \$620,000
Method: Sold Before Auction
Date: 04/12/2021
Property Type: Apartment

304/227 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

2 - -
Price: \$580,000
Method: Sale
Date: 14/01/2022
Property Type: Strata Unit/Flat



72/604 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1
Price: \$570,500
Method: Private Sale
Date: 19/01/2022
Property Type: Apartment