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

101/233 Chapel Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$520,000		&		\$570,000				
Median sale price									
Median price	\$557,750	Pro	operty Type	Unit			Suburb	Prahran	
Period - From	01/10/2024	to	31/12/2024		So	ource	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 sixmonths 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	8/27 Charnwood Rd ST KILDA 3182	\$567,000	15/02/2025
2	7/161-165 Greville St PRAHRAN 3181	\$560,000	09/11/2024
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.

This Statement of Information was prepared on:

13/03/2025 09:18



BigginScott





Property Type: Apartment Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price December quarter 2024: \$557,750

Comparable Properties

8/27 Charnwood Rd ST KILDA 3182 (REI) 1 1 1 1 Price: \$567,000 Method: Private Sale Date: 15/02/2025 Property Type: Apartment	Agent Comments
7/161-165 Greville St PRAHRAN 3181 (REI) 1 1 1 1 Price: \$560,000 Method: Auction Sale Date: 09/11/2024 Property Type: Apartment	Agent Comments

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.

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