

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 5/48 Chomley Street, Prahran Victoria 3181

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$560,000 & \$610,000

## Median sale price

Median price \$650,000 Property type APARTMENT Suburb PRAHRAN

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property

**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
9/28 Elgin Avenue, ARMADALE 3143	\$595,000	30/04/2022
12/10 Denbigh Road, ARMADALE 3143	\$605,000	19/03/2022
9/29 The Avenue, WINDSOR 3143	\$622,500	28/04/2022

This Statement of Information was prepared on: 05/05/2022