

# 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

13/3-5 Chomley Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$620,000

&

\$660,000

### Median sale price

Median price \$569,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2019

to 30/06/2020

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	75/8 Perth St PRAHRAN 3181	\$652,000	05/08/2020
2	1/11 Albion St BALACLAVA 3183	\$638,250	21/07/2020
3	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020

**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:

25/09/2020 17:18



2 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

Year ending June 2020: \$569,000

## Comparable Properties



**75/8 Perth St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$652,000

**Method:** Sale by Tender

**Date:** 05/08/2020

**Property Type:** Apartment



**1/11 Albion St BALACLAVA 3183 (REI)**

**Agent Comments**

2 1 1

**Price:** \$638,250

**Method:** Sold Before Auction

**Date:** 21/07/2020

**Rooms:** 3

**Property Type:** Apartment



**1/62 Alma Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$622,500

**Method:** Auction Sale

**Date:** 18/07/2020

**Property Type:** Apartment