

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

104/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$536,000 Property Type Unit Suburb Prahran

Period - From 18/05/2022 to 17/05/2023 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	20/20 St Edmonds Rd PRAHRAN 3181	\$640,000	19/11/2022
2	606/31 Grattan St PRAHRAN 3181	\$625,000	08/12/2022
3	6/14 Chatsworth Rd PRAHRAN 3181	\$620,000	25/01/2023

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: 18/05/2023 09:35

104/22 Chatham Street, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

18/05/2022 - 17/05/2023: \$536,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



20/20 St Edmonds Rd PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$640,000

Method: Sale

Date: 19/11/2022

Property Type: Strata Unit/Flat



606/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Private Sale

Date: 08/12/2022

Property Type: Apartment



6/14 Chatsworth Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 25/01/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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