

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

63 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,380,000 & \$1,500,000

Median sale price

Median price \$1,594,000 Property Type House Suburb Prahran

Period - From 01/07/2019 to 30/09/2019 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	59 Williams Rd WINDSOR 3181	\$1,164,000	25/05/2019
2	565 Orrong Rd ARMADALE 3143	\$1,170,000	12/10/2019
3	4 Mell St TOORAK 3142	\$1,205,000	21/09/2019

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:

21/11/2019 15:10

63 Chomley Street, Prahran Vic 3181

hockingstuart

Lauchlan Waterfield

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Indicative Selling Price

\$1,380,000 - \$1,500,000

Median House Price

September quarter 2019: \$1,594,000



3 1 0

Property Type: House

Agent Comments

Comparable Properties



59 Williams Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,164,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 315 sqm approx



565 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,170,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)



4 Mell St TOORAK 3142 (REI)

Agent Comments

3 1 -

Price: \$1,205,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 134 sqm approx

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.