

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

43 Charles Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,675,000

&

\$1,750,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Prahran

Period - From 01/01/2023

to

31/03/2023

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	70 Moore St SOUTH YARRA 3141	\$1,800,000	11/03/2023
2	13 Chomley St PRAHRAN 3181	\$1,735,000	12/11/2022
3	17 Spring St PRAHRAN 3181	\$1,700,000	10/12/2022

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:

19/04/2023 16:04



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Property Type: House

Agent Comments

Comparable Properties



70 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$1,800,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)



13 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,735,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 212 sqm approx



17 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,700,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 225 sqm approx