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	13/321-323 Chapel Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

hange between \$550,000 & \$500,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$625,500	Pro	perty Type Un	it		Suburb	Prahran
Period - From	01/04/2022	to	30/06/2022	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	26/20 St Edmonds Rd PRAHRAN 3181	\$585,000	04/03/2022
2	8/29 The Avenue WINDSOR 3181	\$575,000	02/07/2022
3	15/321-323 Chapel St PRAHRAN 3181	\$575,000	29/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/07/2022 14:51





Simon Dale 0425771377 sdale@bigginscott.com.au

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2022: \$625,500





Comparable Properties



26/20 St Edmonds Rd PRAHRAN 3181 (VG)

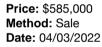






Agent Comments

Within 0.5km of subject property, 2 x bedroom, contemporary complex



Property Type: Strata Unit/Flat



8/29 The Avenue WINDSOR 3181 (REI)

Price: \$575,000 Method: Auction Sale







Agent Comments

Within 1km of subject property, 2 x bedroom, small complex, car parking

Date: 02/07/2022 Property Type: Apartment



15/321-323 Chapel St PRAHRAN 3181 (REI)

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Agent Comments

2 x bedroom, no carparking, same complex,

Price: \$575,000 Method: Private Sale Date: 29/04/2022

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



