

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

13/321-323 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$625,500 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 30/06/2022 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	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 comparable properties 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



Property Type: Strata Unit/Flat
Agent Comments

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)



Price: \$585,000
Method: Sale
Date: 04/03/2022
Property Type: Strata Unit/Flat

Agent Comments

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



8/29 The Avenue WINDSOR 3181 (REI)



Price: \$575,000
Method: Auction Sale
Date: 02/07/2022
Property Type: Apartment

Agent Comments

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



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



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

Agent Comments

2 x bedroom, no carparking, same complex,