

# 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

89 Chatsworth Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,390,000

### Median sale price

Median price \$1,850,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

to

30/09/2020

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 | 5 Athol St PRAHRAN 3181        | \$1,300,000 | 14/05/2020   |
| 2 | 39 Banole Av PRAHRAN 3181      | \$1,350,000 | 20/05/2020   |
| 3 | 5 Perth St PRAHRAN 3181        | \$1,415,000 | 26/06/2020   |

**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:

02/11/2020 13:45

Lauchlan Waterfield

03 9509 0411

0422 290 489

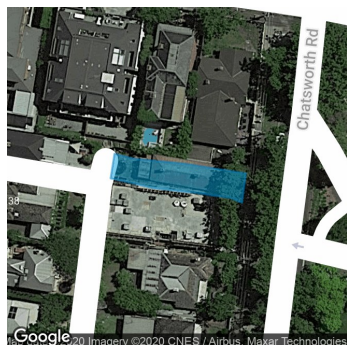
lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$1,350,000 - \$1,390,000

**Median House Price**

September quarter 2020: \$1,850,000



3 1 1

**Property Type:** House (Res)

**Land Size:** 188 sqm approx

Agent Comments

## Comparable Properties



**5 Athol St PRAHRAN 3181 (VG)**

Agent Comments

2 - -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 14/05/2020

**Property Type:** House (Res)

**Land Size:** 162 sqm approx



**39 Banole Av PRAHRAN 3181 (VG)**

Agent Comments

3 - -

**Price:** \$1,350,000

**Method:** Sale

**Date:** 20/05/2020

**Property Type:** House (Res)

**Land Size:** 244 sqm approx



**5 Perth St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 26/06/2020

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 199 sqm approx