

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

503/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$470,000 Property Type Unit 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	1211/450 St Kilda Rd MELBOURNE 3004	\$440,000	04/04/2023
2	12/69 Wellington St ST KILDA 3182	\$426,000	14/04/2023
3	4/274a Domain Rd SOUTH YARRA 3141	\$413,500	25/03/2023

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:

01/05/2023 17:03



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

March quarter 2023: \$470,000

Comparable Properties



1211/450 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

1
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Price: \$440,000

Method: Private Sale

Date: 04/04/2023

Property Type: Apartment



12/69 Wellington St ST KILDA 3182 (REI) **Agent Comments**

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 1
 1

Price: \$426,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment



4/274a Domain Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1
 1
 1

Price: \$413,500

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336