

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

9 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,498,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2018

to 31/03/2019

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	46 Packington St PRAHRAN 3181	\$1,540,000	30/03/2019
2	27 Chomley St PRAHRAN 3181	\$1,468,000	18/02/2019
3	7 Union St ARMADALE 3143	\$1,465,000	13/10/2018

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.



3 1 1

Rooms:

Property Type: House

Land Size: 256 sqm approx

Agent Comments

Comparable Properties



46 Packington St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,540,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 219 sqm approx



27 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,468,000

Method: Sold Before Auction

Date: 18/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 210 sqm approx



7 Union St ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,465,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 347 sqm approx