

# 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

308/22 Chatham Street, Prahran Vic 3181

### Indicative selling price

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

Single price

\$375,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2020

to

31/12/2020

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 | G03/2 Princes St ST KILDA 3182    | \$380,000 | 06/02/2021   |
| 2 | 311B/21 Inkerman St ST KILDA 3182 | \$375,000 | 23/01/2021   |
| 3 | 805/6 St Kilda Rd ST KILDA 3182   | \$360,000 | 02/02/2021   |

**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:

26/02/2021 16:11

Phoebe Hnarakis

9520 9020

0433 222 453

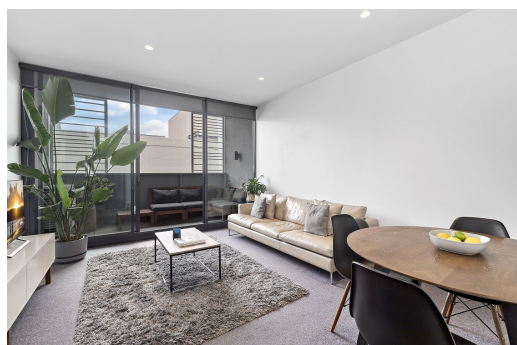
phnarakis@biggin Scott.com.au

**Indicative Selling Price**

\$375,000

**Median Unit Price**

Year ending December 2020: \$575,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**G03/2 Princes St ST KILDA 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 06/02/2021

**Property Type:** Apartment



**311B/21 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 23/01/2021

**Property Type:** Apartment



**805/6 St Kilda Rd ST KILDA 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 02/02/2021

**Property Type:** Apartment