Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 308/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$575,000	Property Type Unit		t	Suburb	Prahran
Period - From	01/01/2020	to	31/12/2020	Sou	rce 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.

Add	dress 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



WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$375,000 Median Unit Price Year ending December 2020: \$575,000

Comparable Properties



G03/2 Princes St ST KILDA 3182 (REI)



Price: \$380,000 Method: Private Sale Date: 06/02/2021 Property Type: Apartment Agent Comments



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



Price: \$375,000 Method: Private Sale Date: 23/01/2021 Property Type: Apartment

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



Agent Comments

Agent Comments

Price: \$360,000 Method: Private Sale Date: 02/02/2021 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.