

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 34/321 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$595,000 House Unit X Suburb Prahran

Period - From 01/10/2016 to 30/09/2017 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	13/14 Chapel St ST KILDA 3182	\$680,000	14/10/2017
2	8/21-25 Macquarie St PRAHRAN 3181	\$637,000	13/08/2017
3	30/321-323 Chapel St PRAHRAN 3181	\$600,000	23/09/2017

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.



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price

\$570,000 - \$627,000

Median Unit Price

Year ending September 2017: \$595,000

Comparable Properties



13/14 Chapel St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$680,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment



8/21-25 Macquarie St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$637,000
Method: Sold Before Auction
Date: 13/08/2017
Rooms: -
Property Type: Apartment



30/321-323 Chapel St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$600,000
Method: Private Sale
Date: 23/09/2017
Rooms: -
Property Type: Apartment