

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

405/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$477,500 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 30/06/2023 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	305/36 Darling St SOUTH YARRA 3141	\$446,000	24/07/2023
2	G11/52 Darling St SOUTH YARRA 3141	\$445,000	26/08/2023
3	810/77 River St SOUTH YARRA 3141	\$440,000	01/06/2023

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:

11/09/2023 16:06



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

305/36 Darling St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$446,000

Method: Sale

Date: 24/07/2023

Property Type: Strata Unit/Flat



G11/52 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 26/08/2023

Property Type: Apartment



810/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 01/06/2023

Property Type: Apartment