

## 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

9/30 CHOMLEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$415,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

9/569 ORRONG ROAD ARMADALE VIC 3143	\$420,000	12-Aug-23
4/26 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$462,000	03-Sep-23
9/113 WILLIAMS ROAD PRAHRAN VIC 3181	\$440,000	09-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024

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**9/569 ORRONG ROAD ARMADALE VIC 3143** Sold Price <sup>RS</sup> **\$420,000** Sold Date **12-Aug-23**  
 Distance **0.63km**

1 1 1



**4/26 HUGHENDEN ROAD ST KILDA EAST VIC 3183** Sold Price **\$462,000** Sold Date **03-Sep-23**  
 Distance **0.62km**

1 1 1



**9/113 WILLIAMS ROAD PRAHRAN VIC 3181** Sold Price <sup>RS</sup> **\$440,000** Sold Date **09-Sep-23**  
 Distance **0.77km**

1 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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