

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

7/4 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb Prahran

Period - From 01/01/2017

to

31/12/2017

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	15/844 Malvern Rd ARMADALE 3143	\$615,000	07/10/2017
2	4/15 Wrexham Rd WINDSOR 3181	\$610,000	09/12/2017
3	25/20 Wynnstay Rd PRAHRAN 3181	\$590,000	28/10/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



15/844 Malvern Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 3

Property Type: Apartment



4/15 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Apartment



25/20 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Apartment

Land Size: 70 sqm approx