

# 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 6/14 CHATSWORTH ROAD, PRAHRAN, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$575,000 Property type unit Suburb PRAHRAN

Period - From 01 January 2022 to 31 December 2022 Source Price Finder

### Comparable property sales

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 |
|--------------------------------------|-----------|--------------|
| 3/48 CHOMLEY ST, PRAHRAN, VIC 3181   | \$591,000 | 05/11/2022   |
| 15 KELVIN GR, PRAHRAN, VIC 3181      | \$635,000 | 08/09/2022   |
| 1/26 GRANDVIEW GR, PRAHRAN, VIC 3181 | \$677,000 | 25/08/2022   |

This Statement of Information was prepared on: 06/01/2023