

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

6/123 Chomley Street, Prahran Vic 3181

Indicative selling price

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

Range between \$560,000

&

\$580,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2018

to 30/09/2019

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	13/51 Union St WINDSOR 3181	\$580,000	17/08/2019
2	1/5 Lansdowne Rd ST KILDA EAST 3183	\$575,000	27/07/2019
3	5/210 Inkerman St ST KILDA EAST 3183	\$571,250	28/07/2019

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:

14/11/2019 10:31



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median Unit Price
Year ending September 2019: \$550,000

Comparable Properties



13/51 Union St WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$580,000
Method: Sale
Date: 17/08/2019
Property Type: Flat/Unit/Apartment (Res)



1/5 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Apartment
Land Size: 1059 sqm approx



5/210 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$571,250
Method: Auction Sale
Date: 28/07/2019
Rooms: 3
Property Type: Unit