

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4/3-5 Chomley St, Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$819,000 or range between - & -

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000 *House *Unit X Suburb Prahran
Period - From 01/01/2021 to 31/03/2021 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/25 Larnook St PRAHRAN 3181	\$839,600	18/02/2021
2/89 Chapel St ST KILDA 3182	\$820,000	14/12/2020
12/47 Denbigh Rd ARMADALE 3143	\$816,000	17/04/2021

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.~~