## 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

1/60 Chomley Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/36 Cromwell Rd SOUTH YARRA 3141	\$530,000	04/12/2023
2	402/8 Bond St SOUTH YARRA 3141	\$532,000	09/12/2023
3	8/2a Lexton Gr PRAHRAN 3181	\$540,000	15/01/2024

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:

28/02/2024 16:20









**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price December quarter 2023: \$550,000

# **Comparable Properties**



3/36 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

402/8 Bond St SOUTH YARRA 3141 (REI/VG)

**6** 2



Price: \$530,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$532,000 Method: Auction Sale Date: 09/12/2023 Property Type: Apartment

2

8/2a Lexton Gr PRAHRAN 3181 (REI)



Agent Comments



Price: \$540,000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment

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