# 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

112/22 Chatham Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$330,000		&		\$350,000			
Median sale pr	rice							
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	17/01/2023	to	16/01/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	504/229 Toorak Rd SOUTH YARRA 3141	\$346,000	12/10/2023
2	7/17 Izett St PRAHRAN 3181	\$345,000	28/08/2023
3	301/1 Mount St PRAHRAN 3181	\$335,000	19/09/2023

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:

17/01/2024 11:12









Property Type: Land Land Size: 962 sqm approx Agent Comments

**Indicative Selling Price** \$330,000 - \$350,000 **Median Unit Price** 17/01/2023 - 16/01/2024: \$505,000

# **Comparable Properties**



504/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$346,000 Method: Private Sale Date: 12/10/2023 Property Type: Apartment



7/17 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments





Price: \$345,000 Method: Private Sale Date: 28/08/2023 Property Type: Unit

301/1 Mount St PRAHRAN 3181 (REI/VG)

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Agent Comments

Price: \$335.000 Method: Private Sale Date: 19/09/2023 Property Type: Unit

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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