

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 18/321-323 Chapel Street, Prahran Vic 3181

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	109/25 Alma Rd ST KILDA 3182	\$520,000	21/03/2024
2	1210/35 Malcolm St SOUTH YARRA 3141	\$520,000	01/03/2024
3	2/4 Lambert Rd TOORAK 3142	\$500,000	02/04/2024

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: 20/06/2024 10:56



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending March 2024: \$550,000

Comparable Properties

109/25 Alma Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 21/03/2024

Property Type: Subdivided Flat - Single OYO Flat

1210/35 Malcolm St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 01/03/2024

Property Type: Strata Unit/Flat

2/4 Lambert Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment



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