## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	n \$470,000		&		\$510,000			
Median sale pr	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		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	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)



Price: \$520,000 Method: Sale Date: 21/03/2024 Property Type: Subdivided Flat - Single OYO Flat Agent Comments

Agent Comments

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)



Price: \$500.000

Method: Private Sale Date: 02/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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