

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

401/22 Chatham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 30/09/2023 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	207/120 Greville St PRAHRAN 3181	\$360,000	20/10/2023
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:

30/12/2023 10:45



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending September 2023: \$520,000

Comparable Properties

207/120 Greville St PRAHRAN 3181 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 20/10/2023

Property Type: Strata Unit/Flat



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)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 19/09/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525