# 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

409/22 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	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$573,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	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.

Ade	dress of comparable property	Price	Date of sale
1	1012/15 Clifton St PRAHRAN 3181	\$420,000	14/05/2024
2	302/20 Garden St SOUTH YARRA 3141	\$410,000	27/05/2024
3	1118/8 Daly St SOUTH YARRA 3141	\$390,000	17/05/2024

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:

30/05/2024 10:43



409/22 Chatham Street, Prahran Vic 3181







Property Type: Apartment Agent Comments

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> **Indicative Selling Price** \$390,000 - \$420,000 **Median Unit Price** March quarter 2024: \$573,750

# **Comparable Properties**



1012/15 Clifton St PRAHRAN 3181 (REI)



Price: \$420,000 Method: Private Sale Date: 14/05/2024 Property Type: Apartment

Agent Comments



302/20 Garden St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$410,000 Method: Private Sale Date: 27/05/2024 Property Type: Apartment

1118/8 Daly St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$390.000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment

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



propertydata

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