

# 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 6/56 Chatsworth Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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 | 6/11 Rockley Rd SOUTH YARRA 3141     | \$1,000,000 | 27/05/2023   |
| 2 | 2/114 Kooyong Rd ARMADALE 3143       | \$1,000,000 | 07/08/2023   |
| 3 | 12/49 Kensington Rd SOUTH YARRA 3141 | \$920,000   | 09/06/2023   |

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: 23/08/2023 16:02



3   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending June 2023: \$526,500

## Comparable Properties



**6/11 Rockley Rd SOUTH YARRA 3141 (VG)**

2   -   -

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 27/05/2023  
**Property Type:** Strata Unit/Flat

**Agent Comments**

Older style block, similar accommodation



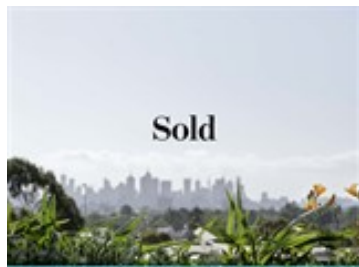
**2/114 Kooyong Rd ARMADALE 3143 (REI)**

3   1   1

**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 07/08/2023  
**Property Type:** Apartment

**Agent Comments**

Older style block, similar accommodation, renovated



**12/49 Kensington Rd SOUTH YARRA 3141 (REI)**

2   1   1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 09/06/2023  
**Property Type:** Apartment

**Agent Comments**

Older style block, similar accommodation