Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/56 Chatsworth Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$526,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress 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



BigginScott^{*}

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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)

12/49 Kensington Rd SOUTH YARRA 3141

D 1





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

Agent Comments

Older style block, similar accommodation, renovated

Sold

Price: \$920.000 Method: Private Sale

Date: 09/06/2023 Property Type: Apartment

(REI)

2

Agent Comments

Older style block, similar accommodation

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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