## 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

7/123 Chomley Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$575,000		&		\$620,000			
Median sale pi	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.

Add	dress of comparable property	Price	Date of sale
1	9/1a Irving Av PRAHRAN 3181	\$600,000	03/02/2024
2	8/34 Chomley St PRAHRAN 3181	\$575,000	27/01/2024
3	2/28 Elgin Av ARMADALE 3143	\$575,000	18/04/2024

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:

24/04/2024 16:02









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$575,000 - \$620,000 Median Unit Price March quarter 2024: \$573,750

# **Comparable Properties**



9/1a Irving Av PRAHRAN 3181 (REI)

8/34 Chomley St PRAHRAN 3181 (REI/VG)

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Price: \$600,000 Method: Auction Sale Date: 03/02/2024 Property Type: Unit Agent Comments

Agent Comments



Price: \$575,000 Method: Private Sale Date: 27/01/2024

Property Type: Apartment

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2/28 Elgin Av ARMADALE 3143 (REI)



Price: \$575,000 Method: Private Sale Date: 18/04/2024 Property Type: Apartment Agent Comments

Account - Jellis Craig | P: 03 9864 5000



Property data

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