

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

7/14 CHATSWORTH ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
11/12A ABECKETT STREET PRAHRAN VIC 3181	\$625,000	16-Sep-23

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 6 months.

This Statement of Information was prepared on: 22 November 2023



**11/12A ABECKETT STREET
PRAHRAN VIC 3181**

 2  1  1

Sold Price

\$625,000

Sold Date

16-Sep-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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