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	36 Chomley Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$3,150,000	&	$3,465,000

Median sale price

Median price	$542,000	House		Unit	X		Suburb	Prahran

Period - From	01/10/2017	to	30/09/2018		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	1-9/17a Burnett St ST KILDA 3182	$3,850,000	05/10/2018
2	1-7/181 Hotham St RIPPONLEA 3185	$2,876,000	26/09/2018
3	288 High St WINDSOR 3181		27/07/2018

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.~~

Account - Beller Real Estate | P: 03 9510 1966

Generated: 13/11/2018 17:54

🛏 🛁 - 🚗

Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$3,150,000 - $3,465,000
Median Unit Price
Year ending September 2018: $542,000

Comparable Properties

1-9/17a Burnett St ST KILDA 3182 (REI)

🛏 15 🛁 9 🚗 7

Price: $3,850,000
Method: Auction Sale
Date: 05/10/2018
Rooms: -
Property Type: Block of Units

Agent Comments

1-7/181 Hotham St RIPPONLEA 3185 (REI)

🛏 14 🛁 7 🚗 5

Price: $2,876,000
Method: Private Sale
Date: 26/09/2018
Rooms: -
Property Type: Block of Units

Agent Comments

288 High St WINDSOR 3181 (REI)

🛏 16 🛁 11 🚗 11

Price:
Method: Auction Sale
Date: 27/07/2018
Rooms: 17
Property Type: Block of Flats
Land Size: 797 sqm approx

Agent Comments