### 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

76 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	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,825,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/07/2020	to	30/06/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	48 Packington St PRAHRAN 3181	\$2,350,000	17/04/2021
2	38 Closeburn Av PRAHRAN 3181	\$2,315,000	17/04/2021
3	55 Highbury Gr PRAHRAN 3181	\$2,100,000	15/04/2021

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:

01/10/2021 11:31



## KAY&BURTON





**Property Type:** House (Res) **Land Size:** 332 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending June 2021: \$1,825,000

# **Comparable Properties**



48 Packington St PRAHRAN 3181 (REI/VG)

38 Closeburn Av PRAHRAN 3181 (REI/VG)

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Price: \$2,350,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 214 sqm approx

Agent Comments

Agent Comments



Price: \$2,315,000 Method: Private Sale Date: 17/04/2021 Property Type: House Land Size: 224 sqm approx

**-** 3



55 Highbury Gr PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$2,100,000 Method: Sold Before Auction Date: 15/04/2021 Property Type: House (Res) Land Size: 291 sqm approx

#### Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



propertydata

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