

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 consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

to 30/06/2021

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	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



3 1 1

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)

Agent Comments

3 2 -

Price: \$2,350,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 214 sqm approx



38 Closeburn Av PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$2,315,000

Method: Private Sale

Date: 17/04/2021

Property Type: House

Land Size: 224 sqm approx



55 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: House (Res)

Land Size: 291 sqm approx