

## 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

47/321-323 Chapel Street Prahran VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2020

to

30 Sep 2021

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

410/220 Commercial Road Prahran VIC 3181	\$630,000	22-Jul-21
701/31 Grattan Street Prahran VIC 3181	\$657,890	13-Aug-21
814/31 Grattan Street Prahran VIC 3181	\$672,500	11-May-21

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: 12 October 2021



**410/220 Commercial Road Prahran VIC 3181**

Sold Price

<sup>RS</sup> **\$630,000** <sup>UN</sup>

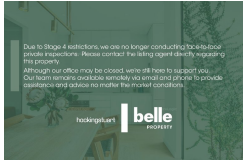
Sold Date

**22-Jul-21**

1 1 -

Distance

**0.05km**



**701/31 Grattan Street Prahran VIC 3181**

Sold Price

**\$657,890**

Sold Date

**13-Aug-21**

2 2 1

Distance

**0.25km**



**814/31 Grattan Street Prahran VIC 3181**

Sold Price

**\$672,500**

Sold Date

**11-May-21**

2 2 1

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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