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	62 Chomley Street, Prahran, VIC 3181

Indicative selling price

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

Single price		or range between	$1,700,000	&	$1,870,000

Median sale price

Median price	$ 1,705,000	Property type	House	Suburb	Prahran
Period - From	18/04/2024	to	17/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	56 Bayview St, Prahran Vic	$1,905,000	05/09/2024
2	42A Packington St, Prahran Vic	$1,800,000	23/07/2024
3	9 Larnook St, Prahran Vic	$1,853,000	27/04/2024

This Statement of Information was prepared on: 18/10/2024

CONSUMER AFFAIRS VICTORIA