



**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



205/36 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 25/11/2016

**Rooms:** 2

**Property Type:** Apartment



406/20 Garden St SOUTH YARRA 3141 (REI/VG)

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 17/02/2017

**Rooms:** 3

**Property Type:** Apartment



108/229 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments



**Price:** \$350,000

**Method:** Sale

**Date:** 20/02/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

## 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: 211/18-30 Chatham Street, Prahran Vic 3181

#### Indicative selling price

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

Single price: \$380,000

#### Median sale price

Median price: \$1,581,251    House: X    Suburb: Prahran  
 Period - From: 01/01/2017 to 31/03/2017    Source: REIV

#### Comparable property sales

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
205/36 Porter St PRAHRAN 3181	\$370,000	25/11/2016
406/20 Garden St SOUTH YARRA 3141	\$360,000	17/02/2017
108/229 Toorak Rd SOUTH YARRA 3141	\$350,000	20/02/2017