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	813/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between $360,000 & $395,000

Median sale price

Median price $591,750 Property Type Unit Suburb Prahran

Period - From 01/10/2021 to 30/09/2022 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	508/7 King St PRAHRAN 3181	$390,000	19/09/2022
2	216/87 High St PRAHRAN 3181	$370,000	15/10/2022
3	408/610 St Kilda Rd MELBOURNE 3004	$370,000	22/10/2022

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: 11/11/2022 11:11

813/31 Grattan Street, Prahran Vic 3181

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$360,000 - $395,000
Median Unit Price
Year ending September 2022: $591,750

Comparable Properties



508/7 King St PRAHRAN 3181 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 19/09/2022
Property Type: Apartment

Agent Comments

Contemporary 1 bedroom apartment with parking



216/87 High St PRAHRAN 3181 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 15/10/2022
Property Type: Apartment

Agent Comments

Contemporary 1 bedroom with parking



408/610 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 22/10/2022
Property Type: Apartment

Agent Comments

Contemporary 1 bedroom apartment with parking

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