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	301/13-15 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between $375,000 & $412,500

Median sale price

Median price $570,000 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 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	503/22 Chatham St PRAHRAN 3181	$390,000	02/06/2023
2	505/7 King St PRAHRAN 3181	$390,000	29/05/2023
3	105/25 Gertrude St WINDSOR 3181	$400,000	20/05/2023

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: 16/06/2023 10:23

301/13-15 Grattan Street, Prahran Vic 3181

Michael Tynan
0430163902
mtynan@bigginscott.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$375,000 - $412,500
Median Unit Price
Year ending March 2023: $570,000

Comparable Properties



503/22 Chatham St PRAHRAN 3181 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 02/06/2023
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.



505/7 King St PRAHRAN 3181 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 29/05/2023
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.



105/25 Gertrude St WINDSOR 3181 (REI)

1 1 1

Price: $400,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Apartment

Agent Comments

Modern block, similar accommodation.

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