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<br>Including suburb and postcode | 19/161-165 Greville Street, Prahran Vic 3181 |

## Indicative selling price

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

Single price $565,000

## Median sale price

Median price $601,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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 | 4/13 Motherwell St SOUTH YARRA 3141 | $550,000 | 31/10/2023 |
| 2 | 507/16 Porter St PRAHRAN 3181 | $500,000 | 26/10/2023 |
| 3 | 305/25-29 Wilson St SOUTH YARRA 3141 | $450,000 | 30/10/2023 |

**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: 27/11/2023 09:48

# 19/161-165 Greville Street, Prahran Vic 3181

Simon Dale
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1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$565,000
**Median Unit Price**
September quarter 2023: $601,000

## Comparable Properties



**4/13 Motherwell St SOUTH YARRA 3141 (REI)**

1 1 1

**Price:** $550,000
**Method:** Private Sale
**Date:** 31/10/2023
**Property Type:** Apartment

Agent Comments

South Yarra location, 0.84km from subject property, 1 x bedroom



**507/16 Porter St PRAHRAN 3181 (REI)**

1 1 1

**Price:** $500,000
**Method:** Private Sale
**Date:** 26/10/2023
**Property Type:** Apartment

Agent Comments

Industrial style, within 0.23km of subject property, car parking



**305/25-29 Wilson St SOUTH YARRA 3141 (REI)**

1 1 1

**Price:** $450,000
**Method:** Private Sale
**Date:** 30/10/2023
**Property Type:** Apartment

Agent Comments

Contemporary style, 1 x bed, 1 x car, within 0.75km of subject property



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