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	711/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 30/11/2022 to 29/11/2023 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	208/36 Porter St PRAHRAN 3181	$415,000	24/11/2023
2	315/38 Cunningham St SOUTH YARRA 3141	$410,000	13/11/2023
3	18/93 Argyle St ST KILDA 3182	$405,000	20/11/2023

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: 30/11/2023 08:38

711/31 Grattan Street, Prahran Vic 3181



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
30/11/2022 - 29/11/2023: $505,000

Comparable Properties



208/36 Porter St PRAHRAN 3181 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 24/11/2023
Property Type: Apartment

Agent Comments



315/38 Cunningham St SOUTH YARRA 3141 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

Agent Comments



18/93 Argyle St ST KILDA 3182 (REI)

1 1 1

Price: $405,000
Method: Private Sale
Date: 20/11/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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