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 | 82/108 Greville Street, Prahran Vic 3181 |

## Indicative selling price

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

Range between $700,000 & $770,000

## Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 12/12/2022 to 11/12/2023 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 | 6/29 Fulton St ST KILDA EAST 3183 | $740,000 | 19/11/2023 |
| 2 | 6/1 Ruabon Rd TOORAK 3142 | $730,000 | 16/11/2023 |
| 3 | 3/137-139 Fitzroy St ST KILDA 3182 | $725,000 | 13/11/2023 |

**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: 12/12/2023 11:32

# 82/108 Greville Street, Prahran Vic 3181




3 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$700,000 - $770,000
**Median Unit Price**
12/12/2022 - 11/12/2023: $505,000

## Comparable Properties



**6/29 Fulton St ST KILDA EAST 3183 (REI)**

3 1 2

**Price:** $740,000
**Method:** Auction Sale
**Date:** 19/11/2023
**Property Type:** Unit

Agent Comments



**6/1 Ruabon Rd TOORAK 3142 (REI)**

3 1 1

**Price:** $730,000
**Method:** Sold Before Auction
**Date:** 16/11/2023
**Property Type:** Unit

Agent Comments



**3/137-139 Fitzroy St ST KILDA 3182 (REI)**

3 2 1

**Price:** $725,000
**Method:** Private Sale
**Date:** 13/11/2023
**Property Type:** Apartment

Agent Comments

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

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