

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

104/13-15 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$469,500

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2019

to

30/06/2019

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	28/26 Toorak Rd.W SOUTH YARRA 3141	\$466,000	14/09/2019
2	1/13 Arkle St PRAHRAN 3181	\$430,000	04/09/2019
3	216/31 Grattan St PRAHRAN 3181	\$415,000	06/09/2019

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:

18/09/2019 12:43

104/13-15 Grattan Street, Prahran Vic 3181

Philip Osmond

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Indicative Selling Price

\$469,500

Median Unit Price

June quarter 2019: \$575,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



28/26 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments

1 1 1

Price: \$466,000

Method: Sale by Tender

Date: 14/09/2019

Property Type: Unit



1/13 Arkle St PRAHRAN 3181 (REI) Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 04/09/2019

Property Type: Apartment



216/31 Grattan St PRAHRAN 3181 (REI) Agent Comments

1 1 1

Price: \$415,000

Method: Sale by Tender

Date: 06/09/2019

Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.