## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

### Indicative selling price

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

Range between	\$600,000	&	\$650,000
	<b>*</b> ,		+,

### Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2022	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

Add	dress of comparable property	Price	Date of sale
1	702/31 Grattan St PRAHRAN 3181	\$635,000	28/08/2023
2	504/31 Grattan St PRAHRAN 3181	\$622,000	05/09/2023
3	611/15 Clifton St PRAHRAN 3181	\$601,000	09/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2023 09:30





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price**

Year ending September 2023: \$520,000

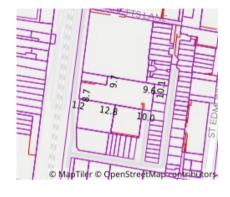


Property Type: Serviced

Apartment

Land Size: 2210 sqm approx

**Agent Comments** 



# Comparable Properties



702/31 Grattan St PRAHRAN 3181 (REI/VG)





Price: \$635,000 Method: Private Sale Date: 28/08/2023

Rooms: 5

Property Type: Apartment

**Agent Comments** 

504/31 Grattan St PRAHRAN 3181 (VG)

**-**2





Price: \$622,000 Method: Sale Date: 05/09/2023

Property Type: Strata Unit/Flat

Agent Comments



611/15 Clifton St PRAHRAN 3181 (REI/VG)





Price: \$601.000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



