

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

307/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$625,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2022

to 30/06/2022

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	503/31 Grattan St PRAHRAN 3181	\$400,000	22/09/2022
2	906/610 St Kilda Rd MELBOURNE 3004	\$410,000	28/07/2022
3	106/28 Mount St PRAHRAN 3181	\$430,000	24/08/2022

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:

30/09/2022 10:27



Property Type: Apartment

Agent Comments

Comparable Properties



503/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

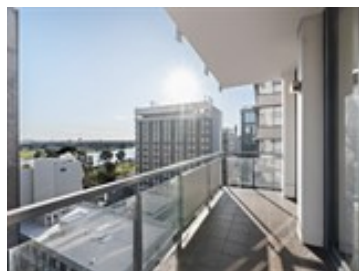


Price: \$400,000

Method: Private Sale

Date: 22/09/2022

Property Type: Apartment



906/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 28/07/2022

Property Type: Apartment



106/28 Mount St PRAHRAN 3181 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 24/08/2022

Property Type: Apartment