

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

107/13-15 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$573,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2019

to 30/09/2020

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	103/19 Queens Rd MELBOURNE 3004	\$817,000	12/10/2020
2	504/7 Evergreen Mews ARMADALE 3143	\$810,000	27/10/2020
3			

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:

01/12/2020 13:29

James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

Year ending September 2020: \$573,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



103/19 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$817,000

Method: Sold Before Auction

Date: 12/10/2020

Property Type: Apartment



504/7 Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$810,000

Method: Sold Before Auction

Date: 27/10/2020

Property Type: Apartment

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.