

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

502/31 Grattan Street Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,150

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

118/31 Grattan Street Prahran VIC 3181	\$690,000	01-May-20
401/36 Porter Street Prahran VIC 3181	\$725,000	02-Dec-19

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 6 months.

This Statement of Information was prepared on: 13 October 2020



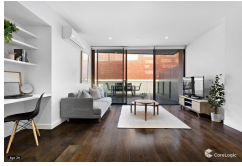
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**118/31 Grattan Street Prahran VIC
3181**

Sold Price

\$690,000

Sold Date **01-May-20**

2 2 1

Distance

-



**401/36 Porter Street Prahran VIC
3181**

Sold Price

\$725,000

Sold Date **02-Dec-19**

2 2 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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