

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

607/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$542,000

House

Unit

X

Suburb

Prahran

Period - From 01/10/2017

to

30/09/2018

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	413/31 Grattan St PRAHRAN 3181	\$420,000	14/09/2018
2	8/330 High St PRAHRAN 3181	\$417,000	16/06/2018
3	113/k6 High St WINDSOR 3181	\$395,000	01/06/2018

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.

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Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

Year ending September 2018: \$542,000

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

413/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

**Price:** \$420,000**Method:** Sold Before Auction**Date:** 14/09/2018**Rooms:** -**Property Type:** Apartment**Land Size:** 44 sqm approx**8/330 High St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$417,000**Method:** Sold Before Auction**Date:** 16/06/2018**Rooms:** -**Property Type:** Apartment**113/k6 High St WINDSOR 3181 (REI)**

Agent Comments

**Price:** \$395,000**Method:** Private Sale**Date:** 01/06/2018**Rooms:** 2**Property Type:** Apartment