

## 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

501/13-15 GRATTAN STREET PRAHRAN VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$340,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2022

to

31 May 2023

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

7/21 IZETT STREET PRAHRAN VIC 3181	-	06-May-23
416/31 GRATTAN STREET PRAHRAN VIC 3181	\$380,000	27-Mar-23
610/7 KING STREET PRAHRAN VIC 3181	\$362,000	28-Apr-23

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: 08 June 2023

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**7/21 IZETT STREET PRAHRAN VIC 3181**

Sold Price

RS - UN

Sold Date **06-May-23**

1 1 1

Distance **0.08km**



**416/31 GRATTAN STREET PRAHRAN VIC 3181**

Sold Price

**\$380,000**

Sold Date **27-Mar-23**

1 1 1

Distance **0.14km**



**610/7 KING STREET PRAHRAN VIC 3181**

Sold Price

**\$362,000**

Sold Date **28-Apr-23**

1 1 1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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