

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

313/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	804/101 St Kilda Rd ST KILDA 3182	\$420,000	07/02/2024
2	801/6 St Kilda Rd ST KILDA 3182	\$420,000	23/02/2024
3	118/3-5 St Kilda Rd ST KILDA 3182	\$401,000	06/02/2024

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:

27/02/2024 19:12



Property Type: Apartment

Agent Comments

Comparable Properties



804/101 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment



801/6 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment



118/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$401,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment