

# 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

402/13-15 Grattan Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$685,000

&

\$735,000

### Median sale price

Median price \$638,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2021

to

30/09/2021

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 | 18/61 High St PRAHRAN 3181        | \$775,000 | 14/10/2021   |
| 2 | 4/38 Greville St PRAHRAN 3181     | \$720,000 | 19/10/2021   |
| 3 | 302/13-15 Grattan St PRAHRAN 3181 | \$713,000 | 19/11/2021   |

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:

02/12/2021 12:31



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$685,000 - \$735,000  
**Median Unit Price**  
September quarter 2021: \$638,000

## Comparable Properties



**18/61 High St PRAHRAN 3181 (VG)**

**Agent Comments**



**Price:** \$775,000  
**Method:** Sale  
**Date:** 14/10/2021  
**Property Type:** Strata Unit/Flat



**4/38 Greville St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2021  
**Property Type:** Apartment



**302/13-15 Grattan St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$713,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** Apartment