

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

510/31 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

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,500

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2023

to

30 Sep 2024

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

708/31 GRATTAN STREET PRAHRAN VIC 3181	\$630,000	20-Jun-24
303/8 JAMES STREET WINDSOR VIC 3181	\$625,000	21-Jun-24
1816/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	15-May-24

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: 02 October 2024

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**708/31 GRATTAN STREET
 PRAHRAN VIC 3181**

2 2 1

Sold Price **\$630,000** Sold Date **20-Jun-24**

Distance **0km**



**303/8 JAMES STREET WINDSOR
 VIC 3181**

2 2 1

Sold Price **\$625,000** Sold Date **21-Jun-24**

Distance **0.94km**



**1816/7 CLAREMONT STREET
 SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$650,000** Sold Date **15-May-24**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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