

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 414/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Single price \$558,000

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	407/77 Queens Rd MELBOURNE 3004	\$550,000	24/01/2024
2	105/15 Queens Rd MELBOURNE 3004	\$550,000	27/11/2023
3	211/2 Hobson St SOUTH YARRA 3141	\$542,000	17/01/2024

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:

09/04/2024 17:47



 2
  2
  1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$558,000

Median Unit Price
 December quarter 2023: \$550,000

Comparable Properties



407/77 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

 2
  2
  1

Price: \$550,000
Method: Private Sale
Date: 24/01/2024
Property Type: Apartment



105/15 Queens Rd MELBOURNE 3004 (REI) Agent Comments

 2
  2
  1

Price: \$550,000
Method: Private Sale
Date: 27/11/2023
Property Type: Apartment



211/2 Hobson St SOUTH YARRA 3141 (REI/VG) Agent Comments

 2
  2
  1

Price: \$542,000
Method: Private Sale
Date: 17/01/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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