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	817/31 Grattan Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$522,500	Property Type	Jnit	Suburb	Prahran
Period - From 01/10/2023	to 30/09/2024	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

Address of comparable property		Price	Date of sale
1	8/4 The Avenue WINDSOR 3181	\$461,000	25/10/2024
2	404/5 Evergreen Mews ARMADALE 3143	\$467,500	09/10/2024
3	207/220 Commercial Rd PRAHRAN 3181	\$472,000	26/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2024 16:50





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> **Indicative Selling Price** \$465,000 **Median Unit Price**

Year ending September 2024: \$522,500



Property Type: Apartment **Agent Comments**

Comparable Properties



8/4 The Avenue WINDSOR 3181 (REI)

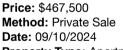
Price: \$461,000 Method: Auction Sale Date: 25/10/2024 Property Type: Unit

Agent Comments



404/5 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments



Property Type: Apartment



207/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Price: \$472,000 Method: Private Sale Date: 26/09/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



