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	112/31 Grattan Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$375,000	&	\$400,000
Range between	\$375,000	&	\$400,000

Median sale price

Median price	\$460,000	Pro	perty Type Un	iit		Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024	So	urce	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

,	and the companion property		Date of care
1	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
2	2/19-23 Izett St PRAHRAN 3181	\$396,000	18/09/2024
3	209/201 High St PRAHRAN 3181	\$400,000	02/09/2024

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:	04/11/2024 10:05



Date of sale



Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$375,000 - \$400,000 **Median Unit Price** September quarter 2024: \$460,000



Property Type: Land

Agent Comments

Comparable Properties



4/28 Mathoura Rd TOORAK 3142 (REI)

Price: \$391,000 Method: Auction Sale Date: 19/10/2024

Property Type: Apartment

Agent Comments



2/19-23 Izett St PRAHRAN 3181 (REI)

Price: \$396,000 Method: Private Sale Date: 18/09/2024 Property Type: Unit

Agent Comments



209/201 High St PRAHRAN 3181 (REI)

Price: \$400.000 Method: Private Sale Date: 02/09/2024

Property Type: Apartment

Agent Comments

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





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