## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	813/31 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	\$399,000

#### Median sale price

Median price	\$620,000	Pro	perty Type Ur	it		Suburb	Prahran
Period - From	01/07/2021	to	30/06/2022	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

Add	dress of comparable property	Price	Date of sale
1	1403/3-5 St Kilda Rd ST KILDA 3182	\$410,000	02/09/2022
2	1511/568 St Kilda Rd MELBOURNE 3004	\$398,000	02/06/2022
3	2114/3 Yarra St SOUTH YARRA 3141	\$390,000	29/09/2022

#### 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:	11/10/2022 09:58









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$399,000 **Median Unit Price** Year ending June 2022: \$620,000

## Comparable Properties



1403/3-5 St Kilda Rd ST KILDA 3182 (REI)





Price: \$410,000 Method: Private Sale Date: 02/09/2022

Property Type: Apartment

**Agent Comments** 



1511/568 St Kilda Rd MELBOURNE 3004

(REI/VG)







Price: \$398,000 Method: Private Sale Date: 02/06/2022

Property Type: Apartment

Agent Comments



2114/3 Yarra St SOUTH YARRA 3141 (REI)



Price: \$390.000 Method: Private Sale Date: 29/09/2022

Property Type: Apartment

Agent Comments

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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