Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 207/31 Grattan Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$390,000		&		\$429,000			
Median sale p	rice							
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
2	1516/12-14 Claremont St SOUTH YARRA 3141	\$416,000	07/10/2024
3	2/19-23 Izett St PRAHRAN 3181	\$396,000	18/09/2024

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:

30/10/2024 15:30



207/31 Grattan Street, Prahran Vic 3181







Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price September quarter 2024: \$460,000

Comparable Properties



4/28 Mathoura Rd TOORAK 3142 (REI)



Price: \$391,000 Method: Auction Sale Date: 19/10/2024 Property Type: Apartment Agent Comments



1516/12-14 Claremont St SOUTH YARRA 3141 Agent Comments (REI)



Price: \$416,000 Method: Private Sale Date: 07/10/2024 Property Type: Apartment



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

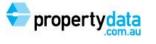


Agent Comments

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

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





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