

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

407/31 GRATTAN STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$435,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

404/36 PORTER STREET PRAHRAN VIC 3181	\$460,000	05-Mar-22
711/7 KING STREET PRAHRAN VIC 3181	\$430,000	01-Mar-22
12/48 CHOMLEY STREET PRAHRAN VIC 3181	\$480,000	10-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 18 July 2022



**404/36 PORTER STREET
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$460,000** Sold Date **05-Mar-22**

Distance **0.29km**

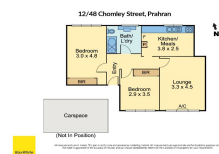


**711/7 KING STREET PRAHRAN VIC
3181**

1 1 1

Sold Price **\$430,000** Sold Date **01-Mar-22**

Distance **0.42km**



12/48 CHOMLEY STREET PRAHRAN VIC 3181

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **10-Jun-22**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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