

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

508/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$640,000

&

\$660,000

Median sale price

Median price \$591,750

Property Type Unit

Suburb Prahran

Period - From 01/10/2021

to 30/09/2022

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	Price	Date of sale
1	609/31 Grattan St PRAHRAN 3181	\$648,000	15/09/2022
2	509/31 Grattan St PRAHRAN 3181	\$670,000	29/04/2022
3	G06/k6 High St WINDSOR 3181	\$687,000	04/06/2022

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:

20/10/2022 12:48

508/31 Grattan Street, Prahran Vic 3181



Alex Noutsos
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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$640,000 - \$660,000

Median Unit Price

Year ending September 2022: \$591,750

Comparable Properties



609/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$648,000

Method: Private Sale

Date: 15/09/2022

Property Type: Apartment



509/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$670,000

Method: Private Sale

Date: 29/04/2022

Property Type: Apartment



G06/k6 High St WINDSOR 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$687,000

Method: Private Sale

Date: 04/06/2022

Property Type: Apartment

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



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