

## 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

120A GREVILLE STREET PRAHRAN VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2021

to

31 Aug 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 203/120 GREVILLE STREET PRAHRAN VIC 3181 | \$441,000 | 06-Jan-22 |
| 104/36 PORTER STREET PRAHRAN VIC 3181    | \$496,000 | 30-Nov-21 |
| 404/36 PORTER STREET PRAHRAN VIC 3181    | \$460,000 | 05-Mar-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: 14 September 2022



**203/120 GREVILLE STREET  
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$441,000** Sold Date **06-Jan-22**

Distance **0km**



**104/36 PORTER STREET PRAHRAN  
VIC 3181**

 1  1  1

Sold Price **\$496,000** Sold Date **30-Nov-21**

Distance **0.05km**



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

 1  1  1

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

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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