

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

715/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Prahran

Period - From 10/05/2023 to 09/05/2024 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	101/77 River St SOUTH YARRA 3141	\$631,200	12/04/2024
2	424/15 Clifton St PRAHRAN 3181	\$611,000	08/04/2024
3	501/1a Peel St WINDSOR 3181	\$600,000	22/04/2024

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: 10/05/2024 09:44

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Indicative Selling Price

\$610,000 - \$650,000

Median Unit Price

10/05/2023 - 09/05/2024: \$565,000


 2
  2
  1
Property Type: Apartment

Agent Comments

Comparable Properties

**101/77 River St SOUTH YARRA 3141 (REI)**

Agent Comments

 2
  1
  1

2 bed, 1 bath, 1 car.

Price: \$631,200**Method:** Private Sale**Date:** 12/04/2024**Property Type:** Unit**424/15 Clifton St PRAHRAN 3181 (REI)**

Agent Comments

 2
  1
  1

2 bed, 1 bath, 1 car.

Price: \$611,000**Method:** Private Sale**Date:** 08/04/2024**Property Type:** Apartment**501/1a Peel St WINDSOR 3181 (REI)**

Agent Comments

 2
  2
  1

2 bed, 2 bath, 1 car.

Price: \$600,000**Method:** Private Sale**Date:** 22/04/2024**Property Type:** Apartment

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