

# 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

817/31 Grattan 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$526,500 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	510/70 Queens Rd MELBOURNE 3004	\$500,000	28/06/2023
2	302/36-38 Darling St SOUTH YARRA 3141	\$485,000	03/06/2023
3	409/55 Queens Rd MELBOURNE 3004	\$480,000	06/07/2023

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:

20/07/2023 09:39



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**510/70 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$500,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** Apartment



**302/36-38 Darling St SOUTH YARRA 3141 (REI)** **Agent Comments**



**Price:** \$485,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit



**409/55 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$480,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** Apartment

**Land Size:** 70 sqm approx