

# 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

814/31 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 \$680,000 & \$720,000

### Median sale price

Median price \$632,500 Property Type Unit Suburb Prahran

Period - From 01/10/2020 to 31/12/2020 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	1502/7 Yarra St SOUTH YARRA 3141	\$720,000	21/12/2020
2	3/20 Grandview Gr PRAHRAN 3181	\$682,500	09/12/2020
3	501/200 Toorak Rd SOUTH YARRA 3141	\$680,000	03/02/2021

**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:

23/02/2021 15:50



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

December quarter 2020: \$632,500

## Comparable Properties



**1502/7 Yarra St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$720,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** Apartment



**3/20 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$682,500

**Method:** Sold Before Auction

**Date:** 09/12/2020

**Property Type:** Apartment



**501/200 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$680,000

**Method:** Private Sale

**Date:** 03/02/2021

**Property Type:** Apartment