

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

104/13-15 Grattan Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$469,500

Median sale price

Median price \$498,000

House

Unit

X

Suburb Prahran

Period - From 01/04/2018

to

30/06/2018

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	5/8 Grandview Gr PRAHRAN 3181	\$487,000	14/07/2018
2	7/43 Grandview Gr PRAHRAN 3181	\$455,500	11/08/2018
3	3/18 Kensington Rd SOUTH YARRA 3141	\$442,000	28/07/2018

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.

104/13-15 Grattan Street, Prahran Vic 3181

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 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$469,500
Median Unit Price
June quarter 2018: \$498,000

Comparable Properties



5/8 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$487,000
Method: Auction Sale
Date: 14/07/2018
Rooms: 2
Property Type: Apartment



7/43 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$455,500
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Apartment



3/18 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

 1  1  1

Price: \$442,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Apartment