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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

501/31 Grattan Street Prahran VIC 3181

 2  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$695,000

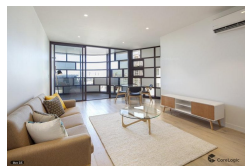
## Median Sale Price

\$471,000 Units in Prahran between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

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.



**510/31 Grattan Street Prahran VIC 3181**

 2  2  1

Sold Price

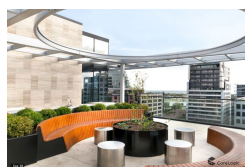
**\$739,950**

Sold Date

**16-Apr-19**

Distance

-



**512/555-563 St Kilda Road Melbourne VIC 3004**

 2  2  1

Sold Price <sup>RS</sup>

**\$710,000**

Sold Date

**05-Jul-19**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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Prepared on 14 Aug 2019

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**1007/3 Yarra Street South Yarra  
VIC 3141**

Sold Price

**\$680,000**

Sold Date

**28-May-19**

 2  2  1

Distance

**0.98km**

### Notes from your agent

ANZ - vendor

**RS** = Recent sale

**UN** = Undisclosed Sale

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