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	4/40 Greville Street, Prahran Vic 3181

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $570,000 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 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	12a/58 Queens Rd MELBOURNE 3004	$690,000	23/04/2023
2	13/108 Greville St PRAHRAN 3181	$701,000	10/05/2023
3	1/7-9 Ormsby Gr TOORAK 3142	$740,000	21/02/2023

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: 05/06/2023 09:55



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2023: $570,000

Comparable Properties



12a/58 Queens Rd MELBOURNE 3004 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 23/04/2023
Property Type: Strata Flat - Single OYO Flat

Agent Comments



13/108 Greville St PRAHRAN 3181 (REI)

2 1 1

Price: $701,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: Apartment

Agent Comments



1/7-9 Ormsby Gr TOORAK 3142 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 21/02/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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