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	11/42 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between $470,000 & $515,000

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	3/8 Grandview Gr PRAHRAN 3181	$515,000	05/04/2023
2	9/5 Lewisham Rd WINDSOR 3181	$510,000	22/03/2023
3	1/45 Armadale St ARMADALE 3143	$485,000	23/05/2023

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: 01/06/2023 09:14

11/42 Grandview Grove, Prahran Vic 3181

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$470,000 - $515,000
Median Unit Price
Year ending March 2023: $570,000

Comparable Properties



3/8 Grandview Gr PRAHRAN 3181 (VG)

1 - -

Price: $515,000
Method: Sale
Date: 05/04/2023
Property Type: Strata Unit/Flat

Agent Comments

Older style block, same street, similar accommodation.



9/5 Lewisham Rd WINDSOR 3181 (REI)

1 1 1

Price: $510,000
Method: Private Sale
Date: 22/03/2023
Property Type: Apartment

Agent Comments

Older style block, updated interior, similar accommodation.



1/45 Armadale St ARMADALE 3143 (REI)

1 1 1

Price: $485,000
Method: Private Sale
Date: 23/05/2023
Property Type: Villa

Agent Comments

older style block, similar accommodation.

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