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	10/43 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $630,500 Property Type Unit Suburb Prahran

Period - From 01/04/2021 to 30/06/2021 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	20/43 Grandview Gr, Prahran, Vic 3181, Australia	$455,000	08/08/2021
2	9/56 Chatsworth Rd PRAHRAN 3181	$460,000	17/04/2021
3	11/8 Motherwell St SOUTH YARRA 3141	$450,000	19/05/2021

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: 24/09/2021 12:59

10/43 Grandview Grove, Prahran Vic 3181

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1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
June quarter 2021: $630,500

Comparable Properties

20/43 Grandview Gr, Prahran, Vic 3181, Australia (REI)

1 1 1

Agent Comments

Price: $455,000
Method:
Date: 08/08/2021
Property Type: Apartment

9/56 Chatsworth Rd PRAHRAN 3181 (REI/VG)

1 1 1

Agent Comments

Price: $460,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



11/8 Motherwell St SOUTH YARRA 3141 (REI/VG)

1 1 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 19/05/2021
Property Type: Apartment

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