

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 21/43 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$630,000 House Unit X Suburb Prahran

Period - From 01/04/2017 to 30/06/2017 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	10/43 Grandview Gr PRAHRAN 3181	\$415,000	27/05/2017
2	31/43 Grandview Gr PRAHRAN 3181	\$420,000	21/05/2016
3	11/8 Grandview Gr PRAHRAN 3181	\$399,000	01/07/2017

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.~~



 1
  1
  1

Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$380,000 - \$415,000
Median Unit Price
 June quarter 2017: \$630,000

Comparable Properties



10/43 Grandview Gr PRAHRAN 3181 (REI/VG) Agent Comments

 1
  1
  1

Price: \$415,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: Apartment



31/43 Grandview Gr PRAHRAN 3181 (REI/VG) Agent Comments

 1
  1
  1

Price: \$420,000
Method: Private Sale
Date: 21/05/2016
Rooms: 3
Property Type: Apartment



11/8 Grandview Gr PRAHRAN 3181 (REI) Agent Comments

 1
  1
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Price: \$399,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 3
Property Type: Apartment