

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

7/27 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

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	4/8 Devorgilla Av TOORAK 3142	\$1,260,000	27/04/2021
2	14/17 Como Av SOUTH YARRA 3141	\$1,250,000	26/08/2021
3	6/17 Como Av SOUTH YARRA 3141	\$1,163,000	17/04/2021

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:

13/10/2021 18:20



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2021: \$1,825,000

Comparable Properties



4/8 Devorgilla Av TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$1,260,000

Method: Private Sale

Date: 27/04/2021

Property Type: Townhouse (Single)

14/17 Como Av SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$1,250,000

Method: Sale

Date: 26/08/2021

Property Type: Flat/Unit/Apartment (Res)



6/17 Como Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$1,163,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment