

RT Edgar

STATEMENT OF INFORMATION

10 September 2018

Property offered for sale

10/18 Grandview Grove, Prahran VIC 3181

Indicative selling price

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

Range
between \$620,000 & \$680,000

Median sale price

Median price	\$558,500	House	Unit	X	Suburb	Prahran
Period - From	01/07/2018	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Richard Nowak consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16/15 Kelvin Gr PRAHRAN 3181	\$660,000	28/07/2018
2 5/22 Chomley St PRAHRAN 3181	\$645,000	11/08/2018
3 6/14 Abeckett St PRAHRAN 3141	\$627,000	04/07/2018