

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

3/8 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb Prahran

Period - From 01/07/2018

to

30/06/2019

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	9/22 Rockley Rd SOUTH YARRA 3141	\$485,000	04/05/2019
2	1/2 King St PRAHRAN 3181	\$475,000	05/03/2019
3	13/33 Sutherland Rd ARMADALE 3143	\$465,000	23/03/2019

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.

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Indicative Selling Price

\$440,000 - \$484,000

Median Unit Price

Year ending June 2019: \$535,000



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



9/22 Rockley Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1 1 1

Price: \$485,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment



1/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 05/03/2019

Rooms: 2

Property Type: Apartment

Land Size: 1079 sqm approx



13/33 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$465,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: Apartment