

Jack Richardson 9509 0411 0488 336 929 jrichardson@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	4/24 Grandview Grove, Prahran Vic 3181
Indicative selling price	;e
For the meaning of this p	price see consumer.vic.gov.au/underquoting

\$430,000

Median sale price

Range between \$395,000

Median price	\$565,600	Hou	Se	Unit	Х			Suburb	Prahran
Period - From	01/07/2016	to	30/06/2017		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	2/20 Shirley Gr ST KILDA EAST 3183	\$405,000	27/05/2017
2	10/605 High St PRAHRAN 3181	\$400,000	07/06/2017
3	606/7 King St PRAHRAN 3181	\$398,000	01/03/2017

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.

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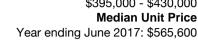
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> \$395,000 - \$430,000 **Median Unit Price**

Indicative Selling Price





Rooms: Property Type: Unit

Agent Comments

Comparable Properties



2/20 Shirley Gr ST KILDA EAST 3183 (REI)

Price: \$405,000 Method: Auction Sale Date: 27/05/2017

Rooms: 3

Property Type: Apartment

Agent Comments



10/605 High St PRAHRAN 3181 (REI)





Price: \$400.000 Method: Private Sale Date: 07/06/2017

Rooms: 2

Property Type: Apartment

Agent Comments



606/7 King St PRAHRAN 3181 (REI)



Price: \$398,000 Method: Private Sale Date: 01/03/2017

Rooms: 2

Property Type: Apartment

Agent Comments

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