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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode 9/28 Prahran Grove, Elsternwick Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Between \$950,000 & \$1,045,000

## Median sale price

Median price \$625,000 \*House ☐ \*Unit ☒ Suburb Elsternwick

Period - From 01/10/2017 to 31/12/2017 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 the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/17 Aileen Av CAULFIELD SOUTH 3162	\$1,170,000	25/03/2018
1/675 Inkerman Rd CAULFIELD NORTH 3161	\$950,000	25/02/2018
4/8 Elizabeth St ELSTERNWICK 3185	\$925,000	18/02/2018