

# RT Edgar

## STATEMENT OF INFORMATION

29 January 2019

### Property offered for sale

8/24 Grandview Grove, Prahran VIC 3181

### Indicative selling price

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

Range  
between \$600,000 & \$660,000

### Median sale price

Median price	\$542,000	House	Unit	X	Suburb	Prahran
Period - From	01/01/2018	to	31/12/2018	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 10/18 Grandview Gr PRAHAN 3181	\$740,000	13/10/2018
2 7/36 Grandview Gr PRAHRAN 3181	\$660,000	24/11/2018
3 5/22 Chomley St PRAHRAN 3181	\$645,000	11/08/2018