

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 9/24 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$590,000 House Unit X Suburb Prahran

Period - From 01/10/2017 to 31/12/2017 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	13/54 Sutherland Rd ARMADALE 3143	\$410,000	14/12/2017
2	1/263 Dandenong Rd PRAHRAN 3181	\$405,000	09/12/2017
3	4/24 Grandview Gr PRAHRAN 3181		14/08/2017

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.



1
 1
 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

December quarter 2017: \$590,000

Comparable Properties



13/54 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

1
 1
 1

Price: \$410,000
Method: Private Sale
Date: 14/12/2017
Rooms: 2
Property Type: Apartment



1/263 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$405,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 2
Property Type: Apartment



4/24 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

1
 1
 2

Price:
Method: Private Sale
Date: 14/08/2017
Rooms: 2
Property Type: Apartment