

# 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

9/22 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 \$630,000 & \$670,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Prahran

Period - From 01/04/2022 to 31/03/2023 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	8/536 Toorak Rd TOORAK 3142	\$630,000	15/03/2023
2	4/10 Williams Rd PRAHRAN 3181	\$645,000	07/04/2023
3	2/29 Coolullah Av SOUTH YARRA 3141	\$650,000	08/02/2023

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.~~

This Statement of Information was prepared on:

21/06/2023 10:50

9/22 Grandview Grove, Prahran Vic 3181



Lauchlan Waterfield

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**Indicative Selling Price**

\$630,000 - \$670,000

**Median Unit Price**

Year ending March 2023: \$570,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/536 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** Apartment



**4/10 Williams Rd PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 07/04/2023

**Property Type:** Apartment



**2/29 Coolullah Av SOUTH YARRA 3141 (VG)**

Agent Comments

2 - -

**Price:** \$650,000

**Method:** Sale

**Date:** 08/02/2023

**Property Type:** Strata Unit/Flat

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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