Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/22 Grandview Grove, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$630,000		&		\$670,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2022	to	31/03/2023		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.

Ad	dress 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





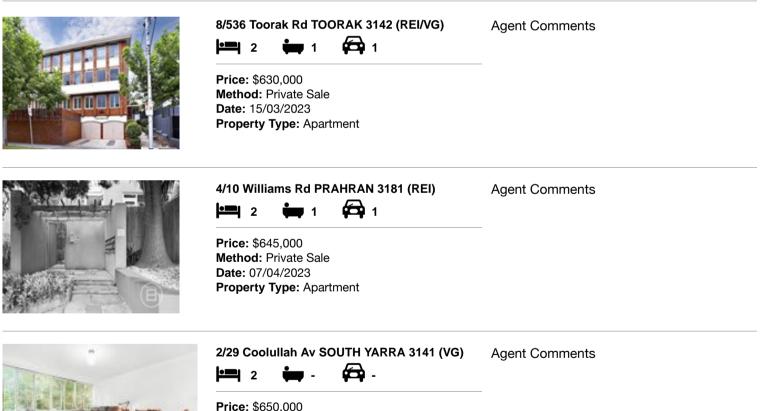


Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$630,000 - \$670,000 Median Unit Price Year ending March 2023: \$570,000

Comparable Properties





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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