

## 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

9/43 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,200

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

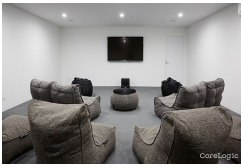
1012/15 CLIFTON STREET PRAHRAN VIC 3181	\$420,000	03-May-24
311/201 HIGH STREET PRAHRAN VIC 3181	\$400,000	20-Mar-24
401/13-15 GRATTAN STREET PRAHRAN VIC 3181	\$390,000	20-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 26 June 2024

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**1012/15 CLIFTON STREET  
 PRAHRAN VIC 3181**

1 1 1

Sold Price **\$420,000** Sold Date **03-May-24**

Distance **1.18km**



**311/201 HIGH STREET PRAHRAN  
 VIC 3181**

1 1 1

Sold Price **\$400,000** Sold Date **20-Mar-24**

Distance **1.18km**



**401/13-15 GRATTAN STREET  
 PRAHRAN VIC 3181**

1 1 1

Sold Price <sup>RS</sup> **\$390,000** <sup>UN</sup> Sold Date **20-Mar-24**

Distance **1.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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