

## 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	12/43 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)

Range between	\$400,000	&	\$440,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$472,750	House		Unit	X	Suburb	Prahran
Period - From	01/01/2018	to	31/03/2018	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	4/16 Lewisham Rd WINDSOR 3181	\$440,000	20/02/2018
2	5/24 Grandview Gr PRAHRAN 3181	\$440,000	30/11/2017
3	1/8 Williams Rd PRAHRAN 3181	\$430,000	24/03/2018

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 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2018: \$472,750

## Comparable Properties



**4/16 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2018  
**Rooms:** 2  
**Property Type:** Apartment



**5/24 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 30/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**1/8 Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 3  
**Property Type:** Apartment