

# 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

29/108 Greville Street, 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

\$750,000

&

\$800,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/03/2021

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	6/36 Wynnstay Rd PRAHRAN 3181	\$755,000	11/02/2021
2	308/10 Hillingdon Pl PRAHRAN 3181	\$760,000	10/11/2020
3	3/25 Grandview Gr PRAHRAN 3181	\$800,000	13/02/2021

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:

16/04/2021 14:19

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**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

March quarter 2021: \$610,000



2 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/36 Wynnstay Rd PRAHRAN 3181 (VG)**

Agent Comments

2 - -

**Price:** \$755,000

**Method:** Sale

**Date:** 11/02/2021

**Property Type:** Strata Unit/Flat



**308/10 Hillingdon PI PRAHRAN 3181 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 10/11/2020

**Property Type:** Apartment



**3/25 Grandview Gr PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 13/02/2021

**Property Type:** Apartment