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	29/108 Greville Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/01/2021	to	31/03/2021	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	6/36 Wynnstay Rd PRAHRAN 3181	\$755,000	11/02/2021
2	308/10 Hillingdon PI PRAHRAN 3181	\$760,000	10/11/2020
3	3/25 Grandview Gr PRAHRAN 3181	\$800,000	13/02/2021

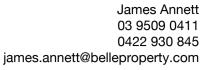
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$750,000 - \$800,000 Median Unit Price March quarter 2021: \$610,000



1 2 **1 2** 1

Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



6/36 Wynnstay Rd PRAHRAN 3181 (VG)

2





Price: \$755,000 Method: Sale Date: 11/02/2021

Property Type: Strata Unit/Flat

Agent Comments



308/10 Hillingdon PI PRAHRAN 3181 (REI/VG) Agent Comments

2



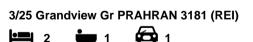


Price: \$760,000

Method: Sold Before Auction

Date: 10/11/2020

Property Type: Apartment



Price: \$800,000 Method: Private Sale Date: 13/02/2021

Property Type: Apartment

Agent Comments



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



