

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

5/36 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$601,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2023

to

30/09/2023

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	16/9 Sydney St PRAHRAN 3181	\$712,000	26/08/2023
2	7/641 Malvern Rd TOORAK 3142	\$700,000	15/07/2023
3	9/22 Grandview Gr PRAHRAN 3181	\$690,000	22/07/2023

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:

08/11/2023 10:01



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

September quarter 2023: \$601,000

Comparable Properties



16/9 Sydney St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$712,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit



7/641 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$700,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit



9/22 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$690,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951