# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/1 Greville Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$560,000		&		\$616,000			
Median sale pr	rice							
Median price	\$589,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2020	to	31/03/2021		So	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.

Ade	dress of comparable property	Price	Date of sale
1	17/23-25 Charnwood Rd ST KILDA 3182	\$613,000	30/03/2021
2	1/13 Hawksburn Rd SOUTH YARRA 3141	\$610,000	23/03/2021
3	19/36 Kensington Rd SOUTH YARRA 3141	\$600,000	22/03/2021

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:

21/04/2021 13:47



# WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$560,000 - \$616,000 Median Unit Price Year ending March 2021: \$589,000

# **Comparable Properties**



17/23-25 Charnwood Rd ST KILDA 3182 (REI) Agent Comments



Price: \$613,000 Method: Private Sale Date: 30/03/2021 Property Type: Apartment



1/13 Hawksburn Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$610,000 Method: Sold Before Auction Date: 23/03/2021 Property Type: Apartment



19/36 Kensington Rd SOUTH YARRA 3141 (REI)



Price: \$600,000 Method: Private Sale Date: 22/03/2021 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



REIV

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments