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

16/35a Grandview Grove, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$380,000		&		\$415,000			
Median sale p	rice							
Median price	\$573,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	2/7 Elgin Av ARMADALE 3143	\$420,000	22/06/2024
2	8/115 York St PRAHRAN 3181	\$410,000	30/05/2024
3	5/43 Grandview Gr PRAHRAN 3181	\$400,000	09/05/2024

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:

03/07/2024 11:52



16/35a Grandview Grove, Prahran Vic 3181







Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$380,000 - \$415,000 **Median Unit Price** March quarter 2024: \$573,750

Comparable Properties



2/7 Elgin Av ARMADALE 3143 (REI) **D** 1

Price: \$420,000 Method: Auction Sale Date: 22/06/2024 Property Type: Apartment Agent Comments

Agent Comments



8/115 York St PRAHRAN 3181 (REI)





Price: \$410,000 Method: Sold Before Auction Date: 30/05/2024 Property Type: Apartment

5/43 Grandview Gr PRAHRAN 3181 (REI)



Agent Comments



Price: \$400.000 Method: Private Sale Date: 09/05/2024 Property Type: Apartment

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



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