Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9/20 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000 & \$675,000	Range between	\$630,000	&	\$675,000
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Median sale price

Median price	\$522,500	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/10/2023	to	30/09/2024	S	ource	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	1/16 Fulton St ARMADALE 3143	\$675,000	09/11/2024
2	10/41 Sutherland Rd ARMADALE 3143	\$650,000	30/10/2024
3	11/272 Williams Rd TOORAK 3142	\$661,000	26/10/2024

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:	14/11/2024 13:59









Property Type: Apartment Agent Comments

Indicative Selling Price \$630,000 - \$675,000 Median Unit Price Year ending September 2024: \$522,500

Comparable Properties



1/16 Fulton St ARMADALE 3143 (REI)

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Agent Comments

Price: \$675,000 Method: Auction Sale Date: 09/11/2024

Property Type: Apartment

10/41 Sutherland Rd ARMADALE 3143 (REI)

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Agent Comments

Agent Comments

Price: \$650,000

Method: Sold Before Auction

Date: 30/10/2024

Property Type: Apartment

11/272 Williams Rd TOORAK 3142 (REI)

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A

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Price: \$661,000 Method: Auction Sale Date: 26/10/2024 Property Type: Apartment

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





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