

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Prahran Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,785,000 Property type House Suburb Elsternwick

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

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 |
|--------------------------------------|-------------|--------------|
| 704 Inkerman Rd CAULFIELD NORTH 3161 | \$2,090,000 | 06/12/2020 |
| 32 Cromwell St CAULFIELD NORTH 3161 | \$1,800,000 | 16/12/2020 |
| 1 Anderson St CAULFIELD 3162 | \$1,800,000 | 13/11/2020 |

This Statement of Information was prepared on: 18/01/2021