

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

8/26 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$638,000 Property Type Unit Suburb Prahran

Period - From 01/07/2021 to 30/09/2021 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	402/36 Porter St PRAHRAN 3181	\$485,000	17/07/2021
2	20/43 Grandview Gr PRAHRAN 3181	\$455,000	08/08/2021
3	2/26 Grandview Gr PRAHRAN 3181	\$425,000	09/07/2021

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:

15/10/2021 13:24

Walter Summons

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Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

September quarter 2021: \$638,000



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Property Type: Apartment

Land Size: 55 sqm approx

Agent Comments

Comparable Properties

402/36 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$485,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Apartment



20/43 Grandview Gr PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$455,000

Method: Sale

Date: 08/08/2021

Property Type: Strata Unit/Flat



2/26 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$425,000

Method: Private Sale

Date: 09/07/2021

Property Type: Apartment

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