

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

2/26 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$425,000

Median sale price

Median price \$589,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2020

to

31/03/2021

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	8/94 Lewisham Rd.N PRAHRAN 3181	\$410,000	13/02/2021
2	6/158 Williams Rd PRAHRAN 3181	\$411,000	07/04/2021
3	10/26 Grandview Gr PRAHRAN 3181	\$415,000	16/04/2021

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:

21/05/2021 13:27

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

Year ending March 2021: \$589,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/94 Lewisham Rd.N PRAHRAN 3181 (REI)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Apartment



6/158 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$411,000

Method: Sold Before Auction

Date: 07/04/2021

Property Type: Apartment



10/26 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$415,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: Unit