

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 34 Prahran Grove, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,895,000

Median sale price

Median price \$2,300,000 Property type Townhouse Suburb Elsternwick

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

A* These are the two 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
605 Inkerman Rd CAULFIELD NORTH 3161	\$1,950,000	21/11/2021
62 Brickwood St BRIGHTON 3186	\$1,850,000	27/01/2022

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than two comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 04/03/2022