## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

20/43 Grandview Grove, Prahran Vic 3181

#### Indicative selling price

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

Single price \$429,000

### Median sale price

Median price \$530,000	Pro	Property Type Unit			Suburb	Prahran
Period - From 24/02/2024	to	23/02/2025	So	urce	Property	/ Data

# 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	407/12 Yarra St SOUTH YARRA 3141	\$420,000	03/12/2024
2	12/9 The Avenue WINDSOR 3181	\$445,000	28/11/2024
3	803/1 Clara St SOUTH YARRA 3141	\$440,000	28/11/2024

#### 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.

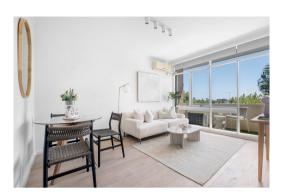
This Statement of Information was prepared on:	24/02/2025 09:34





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**Indicative Selling Price** \$429,000 **Median Unit Price** 24/02/2024 - 23/02/2025: \$530,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



407/12 Yarra St SOUTH YARRA 3141 (REI/VG)

**Agent Comments** 

Price: \$420,000 Method: Private Sale Date: 03/12/2024

Property Type: Apartment



12/9 The Avenue WINDSOR 3181 (REI/VG)





**Agent Comments** 

Price: \$445,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment



803/1 Clara St SOUTH YARRA 3141 (REI)



**Agent Comments** 

Price: \$440,000 Method: Private Sale Date: 28/11/2024

Rooms: 2

Property Type: Apartment

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