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**Rooms:**  
**Property Type:** Unit  
**Land Size:**  
 Agent Comments

**Indicative Selling Price**  
 \$395,000 - \$420,000  
**Median Unit Price**  
 March quarter 2017: \$587,500

## Comparable Properties



2/7a Motherwell St SOUTH YARRA 3141 (REI)    Agent Comments

1   
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 1

**Price:** \$400,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:**



14/39 Hotham St ST KILDA EAST 3183 (REI)    Agent Comments

1   
 1   
 1

**Price:** \$405,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



5/297 Dandenong Rd PRAHRAN 3181 (REI)    Agent Comments

1   
 1   
 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 16/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**

## 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

10/43 Grandview Grove, Prahran Vic 3181

**Indicative selling price**For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$395,000

&amp;

\$420,000

**Median sale price**

Median price \$587,500

Unit X

Suburb Prahran

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/7a Motherwell St SOUTH YARRA 3141	\$400,000	25/02/2017
14/39 Hotham St ST KILDA EAST 3183	\$405,000	03/12/2016
5/297 Dandenong Rd PRAHRAN 3181	\$410,000	16/03/2017