

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

4/20 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$705,000

&

\$775,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2019

to 31/12/2019

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	11/22 Rockley Rd SOUTH YARRA 3141	\$730,000	07/12/2019
2	11/15 Denbigh Rd ARMADALE 3143	\$785,000	19/10/2019
3	7/45 Williams Rd PRAHRAN 3181	\$790,000	23/11/2019

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:

30/01/2020 10:31

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$705,000 - \$775,000

Median Unit Price

December quarter 2019: \$627,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/22 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: Apartment



11/15 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



7/45 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Apartment