

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 32 Prahran Grove, Elsternwick Vic 3185

Indicative selling price

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

Single price - or range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,645,000 Property type House Suburb Elsternwick

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

A* These are the 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
2 Acacia St ELSTERNWICK 3185	\$2,150,000	22/01/2021
14 Hopetoun St ELSTERNWICK 3185	\$2,100,000	22/04/2021
2/28 Parnell St ELSTERNWICK 3185	\$2,400,000	28/04/2021

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: 28/06/2021