

### 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	21/43 Grandview Grove, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$380,000	&	\$415,000
	l		

#### Median sale price

Median price	\$630,000	Hou	se	Unit	Х	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

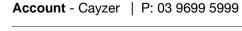
#### Comparable property sales (\*Delete A or B below as applicable)

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.

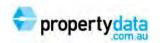
Add	dress of comparable property	Price	Date of sale
1	10/43 Grandview Gr PRAHRAN 3181	\$415,000	27/05/2017
2	31/43 Grandview Gr PRAHRAN 3181	\$420,000	21/05/2016
3	11/8 Grandview Gr PRAHRAN 3181	\$399,000	01/07/2017

#### 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.







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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price** \$380,000 - \$415,000 **Median Unit Price** June quarter 2017: \$630,000

## Comparable Properties



10/43 Grandview Gr PRAHRAN 3181 (REI/VG)

Price: \$415,000 Method: Auction Sale Date: 27/05/2017

Rooms: 3

Property Type: Apartment

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31/43 Grandview Gr PRAHRAN 3181 (REI/VG)

Price: \$420,000 Method: Private Sale Date: 21/05/2016 Rooms: 3

Property Type: Apartment



11/8 Grandview Gr PRAHRAN 3181 (REI)

**!=**| 1

Price: \$399,000 Method: Auction Sale Date: 01/07/2017 Rooms: 3

Property Type: Apartment

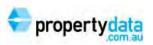
**Agent Comments** 

Agent Comments

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