

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

1/20 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 30/09/2023 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.

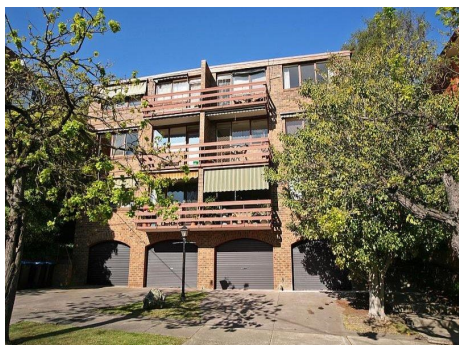
	Address of comparable property	Price	Date of sale
1	5/2 Rae Ct PRAHRAN 3181	\$675,500	14/10/2023
2	19/7-9 Irving Av PRAHRAN 3181	\$665,000	14/10/2023
3	4/680 Malvern Rd PRAHRAN 3181	\$655,000	21/10/2023

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:

09/11/2023 13:13



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



5/2 Rae Ct PRAHRAN 3181 (REI)

Agent Comments



Price: \$675,500

Method: Private Sale

Date: 14/10/2023

Property Type: Unit



19/7-9 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit



4/680 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Apartment