

# 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

16/35a Grandview Grove, Prahran Vic 3181

### Indicative selling price

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

Range between \$390,000 & \$425,000

### Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	12/55 Northcote Rd ARMADALE 3143	\$435,000	01/03/2024
2	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024
3	12/388 Toorak Rd SOUTH YARRA 3141	\$415,000	14/05/2024

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:

15/05/2024 14:59



**Property Type:** Apartment  
**Land Size:** 1231 sqm approx  
**Agent Comments**

## Comparable Properties



**12/55 Northcote Rd ARMADALE 3143 (REI/VG)** Agent Comments



**Price:** \$435,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Property Type:** Apartment



**9/8 Grandview Gr PRAHRAN 3181 (REI/VG)** Agent Comments



**Price:** \$425,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2024  
**Property Type:** Apartment



**12/388 Toorak Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Unit