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

5/43 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between | $400,000 | & | $440,000

Median sale price

| Median price | $550,000 | Property Type | Unit | Suburb | Prahran |

| Period - From | 01/10/2023 | to | 31/12/2023 | 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 9/8 Grandview Gr PRAHRAN 3181	$425,000	22/02/2024
2 7/54 Sutherland Rd ARMADALE 3143	$420,000	01/12/2023
3 6/11 Lewisham Rd WINDSOR 3181	$410,000	04/10/2023

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: 12/03/2024 11:21

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties

9/8 Grandview Gr PRAHRAN 3181 (REI)

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

Agent Comments

7/54 Sutherland Rd ARMADALE 3143 (REI/VG)

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Price: $420,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment

Agent Comments

6/11 Lewisham Rd WINDSOR 3181 (VG)

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Price: $410,000
Method: Sale
Date: 04/10/2023
Property Type: Strata Unit/Flat

Agent Comments