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

7/36 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price	$505,000	Property Type	Unit	Suburb	Prahran
Period - From	01/01/2023	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 1/27 Lewisham Rd PRAHRAN 3181	$752,000	02/03/2024
2 2/18 Grandview Gr PRAHRAN 3181	$745,000	10/02/2024
3 5/36 Grandview Gr PRAHRAN 3181	$710,000	16/11/2023

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: 15/03/2024 15:37

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🛏 2   🛁 1   🚗 1

Rooms: 4
Property Type: Apartment
Land Size: 1024 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
Year ending December 2023: $505,000

Comparable Properties

1/27 Lewisham Rd PRAHRAN 3181 (REI)

🛏 2   🛁 1   🚗 1

Price: $752,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Apartment

Agent Comments

2/18 Grandview Gr PRAHRAN 3181 (REI)

🛏 2   🛁 1   🚗 1

Price: $745,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment

Agent Comments

5/36 Grandview Gr PRAHRAN 3181 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $710,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455