Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/1 Greville Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$710,000		&		\$780,000			
Median sale pr	rice							
Median price	\$573,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	408/10 Hillingdon PI PRAHRAN 3181	\$770,000	04/04/2024
2	3/12 Lewisham Rd PRAHRAN 3181	\$765,000	04/05/2024
3	5/2 Coolullah Av SOUTH YARRA 3141	\$700,000	25/05/2024

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:

27/05/2024 11:57









Property Type: Apartment Agent Comments

Indicative Selling Price \$710,000 - \$780,000 Median Unit Price March quarter 2024: \$573,750

Comparable Properties



408/10 Hillingdon PI PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$770,000 Method: Private Sale Date: 04/04/2024 Property Type: Unit

3/12 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

Agent Comments



Price: \$765,000 Method: Auction Sale Date: 04/05/2024

Property Type: Apartment



5/2 Coolullah Av SOUTH YARRA 3141 (REI)



Price: \$700,000 Method: Auction Sale Date: 25/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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