

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

9/43 GRANDVIEW GROVE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Prahran

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

9/8 GRANDVIEW GROVE PRAHRAN VIC 3181	\$425,000	22-Feb-24
18/209 DANDENONG ROAD WINDSOR VIC 3181	\$430,000	28-Mar-24
311/201 HIGH STREET PRAHRAN VIC 3181	\$400,000	20-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 28 May 2024



**9/8 GRANDVIEW GROVE
 PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$425,000** Sold Date **22-Feb-24**

Distance **0.32km**



**18/209 DANDENONG ROAD
 WINDSOR VIC 3181**

 1  1  1

Sold Price ^{RS} **\$430,000** Sold Date **28-Mar-24**

Distance **1.32km**



**311/201 HIGH STREET PRAHRAN
 VIC 3181**

 1  1  1

Sold Price **\$400,000** Sold Date **20-Mar-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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