

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

9/8 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$395,000 & \$430,000

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	4/22 Grandview Gr PRAHRAN 3181	\$450,000	24/10/2023
2	115/120 Greville St PRAHRAN 3181	\$420,000	06/12/2023
3	12/41 Murray St PRAHRAN 3181	\$420,000	10/10/2023

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:

30/01/2024 13:09



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

December quarter 2023: \$550,000

Comparable Properties



4/22 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment



115/120 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 06/12/2023

Property Type: Apartment



12/41 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000