

#### 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

2/43 Grandview Grove, Prahran Vic 3181

#### Indicative selling price

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

Single price \$765,000

#### Median sale price

Median price	\$630,000	Hou	se	Unit	х	Suburb	Prahran
Period - From	01/04/2017	to	30/06/2017		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		
2		
3		

OR

**B**<sup>\*</sup> 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.

#### Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455

#### Generated: 14/08/2017 10:24

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### propertydata

## hockingstuart





Rooms: Property Type: Apartment Agent Comments

Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

**Indicative Selling Price** \$765.000 **Median Unit Price** June guarter 2017: \$630,000

### **Comparable Properties**



Price: \$730,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4 Property Type: Apartment



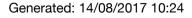
15/35a Grandview Gr PRAHRAN 3181 (REI/VG) Agent Comments

ά. 2 Price: \$705,000 Method: Auction Sale

Date: 01/04/2017 Rooms: -Property Type: Apartment

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.

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

same coveted street but no car park



