

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
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Indicative selling price

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

Single price	\$765,000
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Median sale price

Median price	\$630,000	House		Unit	X	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* 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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



15/76 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments



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



same coveted street but no car park

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.