

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

21 Prahran Grove, Elsternwick, VIC 3185

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	36 Olive St, Caulfield South Vic	\$1,655,000	23/03/2024
2	155 Sycamore St, Caulfield South Vic	\$1,475,000	28/04/2024
3	37 Edward St, Elsternwick Vic	\$1,457,000	06/04/2024

This Statement of Information was prepared on:

