

# 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 201/14 Porter Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$810,000

### Median sale price

Median price \$591,750 Property Type Unit Suburb Prahran  
Period - From 01/10/2021 to 30/09/2022 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	1/328 Malvern Rd PRAHRAN 3181	\$810,000	30/09/2022
2	403/10 Porter St PRAHRAN 3181	\$740,000	15/09/2022
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.~~

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201/14 Porter Street, Prahran Vic 3181

WHITEFOX

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**Indicative Selling Price**

\$740,000 - \$810,000

**Median Unit Price**

Year ending September 2022: \$591,750



 2  2  1

**Property Type:**

Agent Comments

## Comparable Properties



1/328 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

 2  1  -

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 30/09/2022

**Property Type:** Apartment



403/10 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  2  1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 15/09/2022

**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 - Whitefox Real Estate | P: 96459699



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